

# Black Mountain Ranch

## Public Facilities Financing Plan and Facilities Benefit Assessment

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(formally Subarea I of the NCFUA)

Fiscal Year 2006

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*November 2005 - City of San Diego - Facilities Financing/Planning Department*

RESOLUTION NUMBER R- 301005

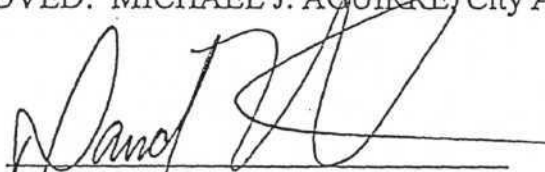
ADOPTED ON NOV 01 2005

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN  
DIEGO APPROVING THE BLACK MOUNTAIN RANCH  
PUBLIC FACILITIES FINANCING PLAN AND FACILITIES  
BENEFIT ASSESSMENT.

BE IT RESOLVED, by the Council of the City of San Diego, that it approves the  
document titled "Black Mountain Ranch Public Facilities Financing Plan and Facilities Benefit  
Assessment, Fiscal Year 2006," a copy of which is on file in the office of the City Clerk as  
Document No. RR- 301005.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By

A handwritten signature in dark ink, appearing to read "David Miller", is written over a horizontal line.

David Miller  
Deputy City Attorney

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# **Introduction-Scope of Report**

## **Second Update to Financing Plan**

On January 14, 2003, by Resolution R-297551, the City Council adopted the current Black Mountain Ranch Public Facilities Financing Plan (FY 2003 Plan). This report constitutes the second comprehensive update of the Public Facilities Financing Plan for the Black Mountain Ranch community (Financing Plan). Future adjustments are anticipated to occur on an annual basis. This previous edition of the Financing Plan should be consulted for information pertaining to financing strategies, previous cost estimates and forecasting information.

The Financing Plan for Black Mountain Ranch sets forth the major public facilities that will be needed over the next nine years during which the full community build out is expected. While many of the required public improvements will be provided directly through the subdivision process, a funding mechanism for the remainder of the public facilities is required. Since the Council adopted General Plan clearly states that the primary funding source for these improvements should be provided by the developers involved, City Staff is recommending the continued use of an Facilities Benefit Assessment (FBA) for Black Mountain Ranch in accordance with San Diego City Ordinance O-15318, adopted August 25, 1980 and contained in Chapter VI of the San Diego Municipal Code. The FBA will provide funds for public facilities projects which serve a designated area of benefit. The dollar amount of the assessment is based upon costs distributed over a designated area of benefit in the Black Mountain Ranch Community.

## **Authorities**

This Financing Plan implements the improvement requirements set forth in the Black Mountain Ranch Subarea Plan, which was originally approved by the City Council on July 28, 1998 as Resolution No. R-290525. The Phase Shift from the future urbanizing planning designation to planned urbanizing was subsequently approved by the voters during Fiscal Year 1999. This community is also subject to the requirements of two development agreements:

- ▶ Second Amended and Restated Development Agreement Between The City of San Diego and Black Mountain Ranch Limited Partnership, Document No. O-18387, March 17, 1997.
- ▶ First Amendment to Second Amended and Restated Development Agreement Between The City of San Diego and Black Mountain Ranch Limited Partnership, Document No. O-19020, December 10, 2001.

## **Procedure**

The procedures for an FBA are set forth in the San Diego City Ordinance O-15318 adopted August 25, 1980. The FBA provides funds for public facilities projects which service a designated area of benefit. The dollar amount of the assessment is based upon the costs of each public facility equitably distributed

over a designated area of benefit in the Black Mountain Ranch community planning area.

The mechanics of the FBA are as follows: At the time of Building Permit issuance, the owner of the parcel being developed is assessed an amount determined by the type and extent of the permit being requested. Monies collected are placed in a separate City fund, used solely for those capital improvements shown in the Financing Plan for the area of benefit. In the preparation of the Facilities Benefit Assessment roll for Black Mountain Ranch, each parcel or approved map unit in the area of benefit is apportioned its share of the total assessment according to the size and anticipated use of that property.

In the material that follows, an appropriate dollar assessment is developed for all properties seeking to develop in Black Mountain Ranch.

# Description of the Area of Benefit and Project Land Uses

## Inventory and Location

A Facilities Benefit Assessment is applied to residential and non-residential land uses, and various combinations of these land uses that are undeveloped at the time of the adoption of the Resolution of Intention. Such areas are defined as "Areas of Benefit." The location and extent of the Area of Benefit are determined by reference to the County Assessor parcel maps, tentative subdivision maps currently on file, and from information supplied by affected property owners. This information, along with land use designations, produces a distribution as follows:

<u>Land Use</u>	<u>Projected Development</u>
Single-Family Residential	3,858 Dwelling Units
Multi-Family Residential	1,542 Dwelling Units
Commercial/Retail <sup>1</sup>	135,000 Square Feet
Hotel and Golf Courses	300 Rooms + 2 Courses
Employment Center/Town Center	450,000 Square Feet
Office	65,000 Square Feet
Institutional	16.0 Acres

Figure 1 on page 5 shows the proposed boundaries for the Facilities Benefit Assessment Area.

## Development Schedule

The development schedule for Black Mountain Ranch is based on an estimated development timetable as presently anticipated by the existing property owners, their land use consultants and City Staff. The data indicates that future developments will take place over a nine-year period.

The projected timing of development for Black Mountain Ranch is presented in Table 1. In this table, the number of units developed within a year refers to those applicants having building permits issued (or paid) during the July-to-June fiscal year, ending with the indicated date. Thus, the number of units developed in 2006 refers to those for which permits are issued, or paid, between July 1, 2005 and June 30, 2006.

<sup>1</sup> 60,000 square feet of the Commercial/Retail is to be located at the Resort Hotel Complex or the South Village Town Center. Should all 60,000 square feet not be constructed at these two sites, the balance may be constructed elsewhere within the Black Mountain Ranch Community. Remainder of the 135ksf will be located at the North Village Town Center.

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# ***AREA OF BENEFIT***

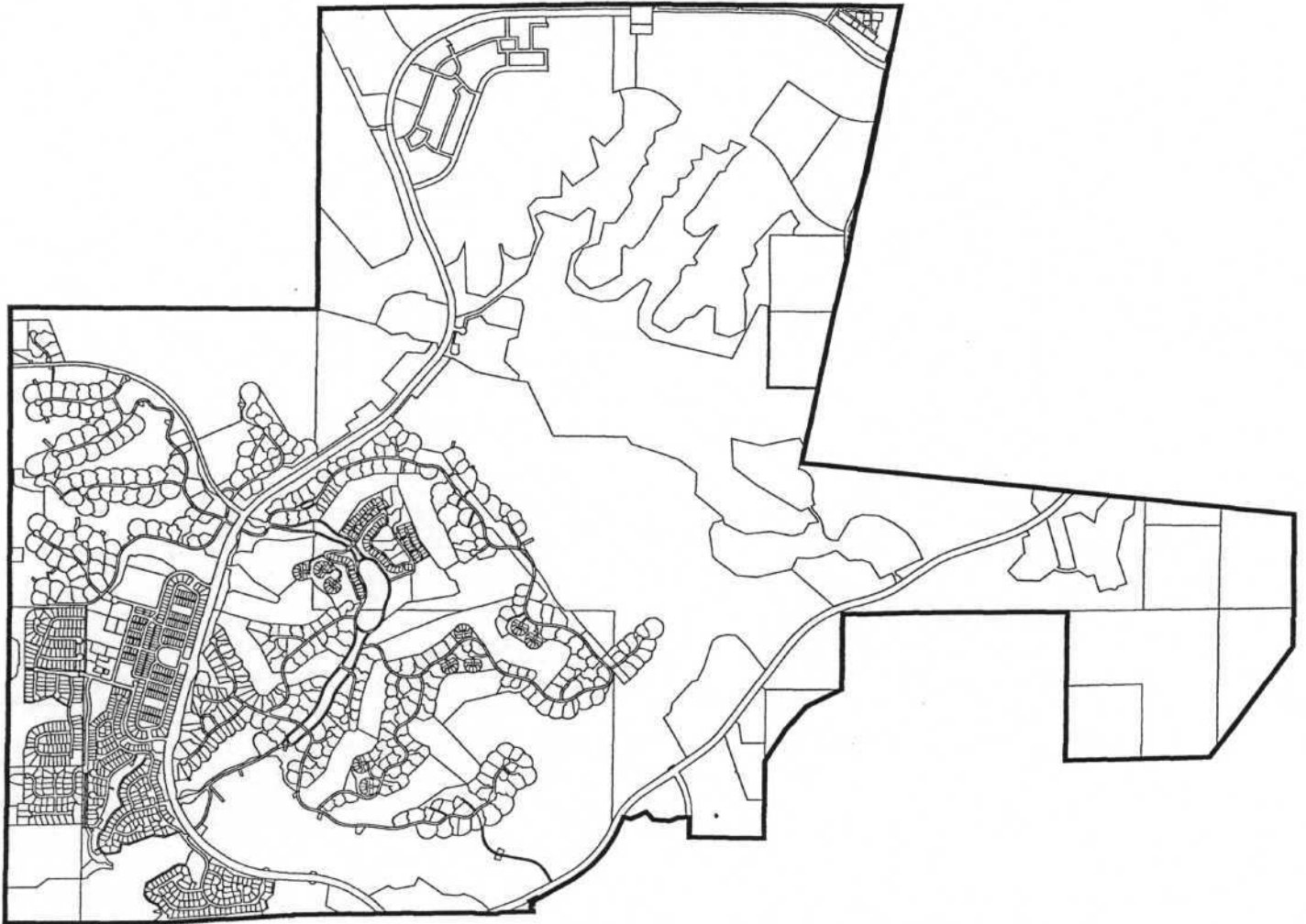


Figure 1



## **BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT**

San Diego, County of San Diego,  
and State of California

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**Table I**  
**Residential Development Schedule**

FISCAL YEAR	SEU	MEU	DU's PER YR	CUMM. DU's
Prior Years				
2001	69	0	69	69
2002	282	0	282	351
2003	377	188	565	916
2004	255	129	384	1,300
2005	63	0	63	1,363
Proposed				
2006	226	230	456	1,819
2007	666	30	696	2,515
2008	523	253	776	3,291
2009	375	225	600	3,891
2010	345	155	500	4,391
2011	235	125	360	4,751
2012	235	125	360	5,111
2013	175	75	250	5,361
2014	32	7	39	5,400
PRIOR	1,046	317		1,363
TO GO	2,812	1,225		4,037
TOTAL	3,858	1,542		5,400

Table I - Residential Development Schedule

For development schedule of Non-Residential Property, see next page.

**Table I - Continued**  
**Non-residential Development Schedule**

Fiscal Year	CKSF	GOLF	HROOM	OKSF	INSTAC	ECKSF
Prior Years	60.0	2.0	300.0	0.0	0.0	0.0
2005	0.0	0.0	0.0	0.0	0.0	0.0
2006	0.0	0.0	0.0	0.0	0.0	0.0
2007	0.0	0.0	0.0	0.0	0.0	0.0
2008	0.0	0.0	0.0	0.0	0.0	0.0
2009	12.0	0.0	0.0	0.0	10.6	67.5
2010	12.0	0.0	0.0	65.0	5.4	312.0
2011	0.0	0.0	0.0	0.0	0.0	0.0
2012	0.0	0.0	0.0	0.0	0.0	0.0
2013	0.0	0.0	0.0	0.0	0.0	0.0
2014	51.0	0.0	0.0	0.0	0.0	70.5
PRIOR	60.0	2.0	300.0	0.0	0.0	0.0
TO GO	75.0	0.0	0.0	65.0	16.0	450.0
TOTAL	135.0	2.0	300.0	65.0	16.0	450.0

Table I - Non-Residential Development Schedule

Note: Pursuant to the FY 2003 Plan, the Hotel and Golf Course, together with 60,000 square feet of commercial, have completely satisfied their FBA obligation in advance of actual construction of these developments in that these properties have participated in the funding of certain FBA improvements that were required and programmed in the first years of development of Black Mountain Ranch. Pursuant to City Ordinance O-15318, these properties have funded facilities in lieu of paying FBAs.

## Methodology

### Timing and Cost of Facilities

The necessary public facilities projects to be financed by the FBA funds are summarized in Table 7 on pages 30-31. Shown are: (a) project title, (b) fiscal year in which the construction is expected, (c) estimated costs, and (d) funding sources. The categories covered include water and sewer transmission lines, neighborhood parks, transportation improvements, fire, library, and administrative costs associated with the development, implementation and operation of the FBA program. Following Table 7 are detailed descriptions of the projects listed.

### Method of Apportioning Assessments

To spread the costs for public facilities between the different classes of land use, an "Equivalent Dwelling Unit" or "EDU" has been established for each class. The basis for the EDU ratios is a single-family dwelling unit. The other classes are assigned an EDU ratio per dwelling unit or per acre, in proportion to respective benefits.

Since the relationship between land use and the degree of benefit from different public facilities can vary substantially, the EDU ratios have been identified for each category of facility to be constructed under the FBA. The following table shows the EDU ratios used to prepare these public facilities assessments.

Category	Trans	Parks	Fire	Water	Sewer	Library
Single-Family Residential	1.0	1.0	1.0	1.0	1.0	1.0
Multi-Family Residential	0.7	0.7	0.7	0.7	0.7	0.7
Hotel (per room)	0.56	0.0	0.5	1.25	1.25	0.0
Golf Course (per course)	50.0	0.0	20.0	50.0	50.0	0.0
Commercial Retail (per ksf)	0.4	0.0	0.4	0.8	0.8	0.0
Office (per ksf)	0.3	0.0	0.4	0.75	0.75	0.0
INST (per acre)	4.0	0.0	4.0	8.9	8.9	0.0
EC Industrial (per ksf)	0.2	0.0	0.4	1.14	1.14	0.0

Table 2 - NEDU Ratios

### **Determination of the Assessment Rate**

The assessment rate amount for the FBA is determined on the basis of the following information: (1) the development schedule in dwelling units and acres, (2) the composite EDU factors for each type of land use, (3) the schedule of facility expenditures (in FY 2006 dollars) to be financed with monies from the FBA fund, (4) an interest rate of 2% for FY 2006 and FY 2007 and 4% for all years after FY 2007 to be applied to any surplus monies over time, (5) an inflation rate of 7% per year for FY 2006 and FY 2007 and 4% for all years after FY 2007 for determining the future costs of the facilities to be constructed, and (6) an assessment increase following the inflation factor application to assessments remaining unpaid at the end of each fiscal year.

Expenses from the funds are of three types: (1) direct payment for facility costs, (2) credits to developers for facilities provided in accordance with section 61.2213 of the FBA Ordinance, and (3) reimbursement to developers for costs in excess of their FBA obligation pursuant to a reimbursement agreement. Thus, whether a developer or the fund provides a facility, it is treated as an expense to the fund.

An individual developer will pay an assessment to the fund, based on the number of units developed in a particular year, and the developer's assessment may be credited against expenditures made or reimbursed in cash by the fund for facilities pursuant to the terms of a reimbursement agreement with the City.

An assessment rate is calculated to provide sufficient money to meet the scheduled, direct payments for facilities provided by the FBA fund. The base deposit rate also considers the timing of credits and reimbursements to be paid to developers for FBA funded facilities. Table 3 lists the FY 2006 Facilities Benefit Assessment base deposit rate for Black Mountain Ranch.

### **FBA Methods and Cash Flow Analysis**

Table 4 presents a cash flow analysis for the Black Mountain Ranch FBA. The table shows the difference between accumulated FBA revenues (including earned interest) and capital improvement expenditures each year.

The results verify that under the assumed conditions for inflation factors, interest rates, land use development rates and facility costs, sufficient funds are expected for all listed facility requirements without incurring a negative cash flow at any time throughout the buildout of the community. This cash flow does not rely on developer construction of facilities, although it is expected that some facilities will be provided by the primary developers through reimbursement agreements.

Annual updates of the cash flow analyses, using actual event status (project status, revenues collected, actual construction costs incurred, etc.), are planned during community development. In this way, potential negative cash flow conditions can be anticipated, and expenditure adjustments can be scheduled to fit

funding expectations. Facility needs are related to the community growth rate. Scheduling of facility development is contingent on actual development in the community. Therefore, any slowdown in development will result in shifting of the projected schedule for providing needed facilities. When changes in the development rate occur, facility schedules will be modified accordingly and a new cash flow analysis will be prepared.

### **Basis and Methodology for Automatic Annual Increases**

Increases in the Facilities Benefit Assessment are evaluated annually and adjusted to reflect the current economic conditions. The inflation factor used in FBA calculations is 7% for Fiscal Years 2006 and 2007 and 4% for all years after Fiscal Year 2007. These inflation factors are used to provide an automatic annual increase in fees due, effective July 1 of each year. This automatic increase provision is effective only until such time as the next annual adjustment is authorized by Council. Thereafter, the subsequent Council approved annual adjustment will prevail. Interest earnings for cash on hand are based on a 2% annual rate for Fiscal Years 2006 and 2007 and a 4% annual rate for all years after FY 2007.

Assessments will be assessed and levied, based on the type and extent of forecasted land use for each parcel within the areas of benefit. Table 3 shows the rate of assessment for each land use type for each projected year of development.

### **Contribution by City**

Contributions which the City or other public entities make toward the total costs, if any, are specified in the individual Capital Improvements Program sheets following Table 7.

### **Facilities Benefit Assessments (FBAs)**

Utilizing the City's cash flow calculations, the FBA schedule can be determined. The proposed assessment schedule is provided as Table 3. The results of the cash flow analysis are provided as Table 4. Table 5 illustrates the historical information pertaining to the Los Angeles/San Diego Construction Cost Index (CCI), as published by the Engineering News Record. The CCI provides one index on which to predict the effects of inflation, especially as it pertains to construction projects. Another index which has been used to predict the effects of inflation has been the Consumer Price Index (CPI) for San Diego. The historical information associated with this index has been provided as Table 6.

### **Assessment Roll Description**

After adoption by the City Council of a Resolution of Designation which imposes the Facilities Benefit Assessment, liens will be placed on those properties within the Areas of Benefit that have not previously satisfied their FBA obligation per the assessment rolls. The maps, plats and assessment rolls summary data which define the Areas of Benefit and specify the assessments will be delivered to the County Recorder for official recording. The assessments are based upon the

type and extent of forecasted land use. The actual assessment is not due until building permit issuance and will be based on the actual type of land use being permitted. Payment is made directly to the San Diego City Treasurer.

For each undeveloped map portion or parcel in the Areas of Benefit, the Assessment Listings include the parcel number, the name and address of the owner on file in City records, the projected number of dwelling units or non-residential acres to be developed, and the resulting assessment for related properties. Ownership information is shown on the last equalized assessment roll or as otherwise known to the City Clerk. (Section 61.2205).

Identification numbers may be non-sequential as a result of the exclusion of some parcels as assessments are paid, as parcels change ownership or are subdivided.

**Table 3**  
**Table of FBA Assessments**

FY	\$/SFDU	\$/MFDU	\$/HROOM	\$/CKSF	\$/GOLF	\$/INSTAC	\$/ECKSF	\$/OKSF
prior								
2005	\$32,448	\$22,714	\$14,860	\$10,741	\$1,309,640	\$107,397	\$5,589	\$8,163
2006	\$44,650	\$31,255	\$20,447	\$14,780	\$1,802,127	\$147,783	\$7,691	\$11,233
2007	\$47,776	\$33,443	\$21,879	\$15,814	\$1,928,296	\$158,130	\$8,229	\$12,020
2008	\$49,687	\$34,781	\$22,754	\$16,447	\$2,005,426	\$164,455	\$8,558	\$12,500
2009	\$51,674	\$36,172	\$23,664	\$17,105	\$2,085,624	\$171,031	\$8,900	\$13,000
2010	\$53,741	\$37,619	\$24,611	\$17,789	\$2,169,050	\$177,873	\$9,256	\$13,520
2011	\$55,891	\$39,124	\$25,595	\$18,501	\$2,255,827	\$184,989	\$9,627	\$14,061
2012	\$58,127	\$40,689	\$26,619	\$19,241	\$2,346,074	\$192,389	\$10,012	\$14,624
2013	\$60,452	\$42,316	\$27,684	\$20,010	\$2,439,914	\$200,085	\$10,412	\$15,209
2014	\$62,870	\$44,009	\$28,791	\$20,810	\$2,537,511	\$208,088	\$10,828	\$15,817

Table 3 - Table of FBA Assessments

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Table 4 -Black Mountain Ranch FBA Cash Flow

RATE: 4.00% (INFLATION) 7.00%  
 RATE: 4.00% (INTEREST) 2.00%

TABLE 4

# BLACK MOUNTAIN RANCH CASH FLOW TABLE

September 2005 Plan

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FY	NEDU FACTORS-->								1.00	0.70	0.46	0.33	40.36	3.31	0.17	0.25	INPUT \$	C/P \$	NET BAL \$
	SFDU	MFDU	HRROOM	CKSF	GOLF	INSTAC	ECKSF	OKSF	\$/SFDU	\$/MFDU	\$/HRROOM	\$/CKSF	\$/GOLF	\$/INSTAC	\$/ECKSF	\$/OKSF	PLUS		
prior	983	317	300.0	60.0	2.0	0.0	0.0	0.0									\$0	\$0	\$385,887
2005	63	0	0.0	0.0	0.0	0.0	0.0	0.0	\$32,448	\$22,714	\$14,860	\$10,741	\$1,309,640	\$107,397	\$5,589	\$8,163			\$709,115
2006	226	230	0.0	0.0	0.0	0.0	0.0	0.0	\$44,650	\$31,255	\$20,447	\$14,780	\$1,802,127	\$147,783	\$7,691	\$11,233	\$17,290,430	\$16,957,202	\$6,393,356
2007	666	30	0.0	0.0	0.0	0.0	0.0	0.0	\$47,776	\$33,443	\$21,879	\$15,814	\$1,928,296	\$158,130	\$8,229	\$12,020	\$32,892,498	\$27,208,256	\$15,054,069
2008	523	253	0.0	0.0	0.0	0.0	0.0	0.0	\$49,687	\$34,781	\$22,754	\$16,447	\$2,005,426	\$164,455	\$8,558	\$12,500	\$35,208,939	\$26,548,227	\$21,000,013
2009	375	225	0.0	12.0	0.0	10.6	67.5	0.0	\$51,674	\$36,172	\$23,664	\$17,105	\$2,085,624	\$171,031	\$8,900	\$13,000	\$30,848,235	\$24,902,291	\$17,835,328
2010	345	155	0.0	12.0	0.0	5.4	312.0	65.0	\$53,741	\$37,619	\$24,611	\$17,789	\$2,169,050	\$177,873	\$9,256	\$13,520	\$30,081,957	\$33,246,642	\$14,324,241
2011	235	125	0.0	0.0	0.0	0.0	0.0	0.0	\$55,891	\$39,124	\$25,595	\$18,501	\$2,255,827	\$184,989	\$9,627	\$14,061	\$18,662,459	\$22,173,546	\$13,102,678
2012	235	125	0.0	0.0	0.0	0.0	0.0	0.0	\$58,127	\$40,699	\$26,619	\$19,241	\$2,346,074	\$192,389	\$10,012	\$14,624	\$19,289,370	\$20,510,933	\$11,307,826
2013	175	75	0	0.0	0.0	0.0	0.0	0.0	\$60,452	\$42,316	\$27,684	\$20,010	\$2,439,914	\$200,085	\$10,412	\$15,209	\$14,236,576	\$16,031,427	\$4,523,936
2014	32	7	0	51.0	0.0	0.0	70.5	0.0	\$62,870	\$44,009	\$28,791	\$20,810	\$2,537,511	\$208,088	\$10,828	\$15,817	\$4,459,448	\$11,243,338	
TOTAL	3,858	1,542	300.0	135.0	2.0	16.0	450.0	65.0									\$202,969,911	\$198,931,852	

5,400

NOTE 1: \$ VALUES ROUNDED TO NEAREST DOLLAR

**Table 5**  
**Los Angeles/San Diego Construction Cost Index**  
as reported by Engineering News Record

YEAR	CCI	PERCENT CHANGE/YEAR	THREE YEAR ROLLING AVERAGE
1974	2000	—	
1975	2308	15.4	
1976	2648	14.7	
1977	2949	11.4	13.8
1978	3178	7.8	11.3
1979	3384	6.5	8.6
1980	3656	8.0	7.4
1981	4083	11.7	8.7
1982	4521	10.7	10.1
1983	4934	9.1	10.5
1984	5051	2.4	7.4
1985	5264	4.2	5.2
1986	5446	3.5	3.4
1987	5452	0.1	2.6
1988	5773	5.9	3.2
1989	5774	0.0	2.0
1990	5789	0.3	2.1
1991	6084	5.1	1.8
1992	6286	3.3	2.9
1993	6361	1.2	3.2
1994	6475	1.8	2.1
1995	6517	0.6	1.2
1996	6522	0.0	0.8
1997	6571	0.8	0.5
1998	6673	1.6	0.8
1999	6832	2.4	1.6
2000	7056	3.3	2.4
2001	7073	0.2	2.0
2002	7440	5.2	2.9
2003	7572	1.8	2.4
2004	7735	2.2	3.1
2005	8234	6.5	3.5

Table 5 - Los Angeles/San Diego Construction Cost Index

**Table 6**  
**San Diego Consumer Price Index**

		PERCENT
YEAR	CPI	CHANGE/YEAR
1984	103.5	
1985	109.2	5.5
1986	112.8	3.3
1987	116.6	3.4
1988	121.9	4.5
1989	128.9	5.7
1990	136.5	5.9
1991	142.2	4.2
1992	147.0	3.4
1993	150.4	2.3
1994	154.3	2.6
1995	156.3	1.3
1996	159.8	2.2
1997	163.7	2.4
1998	166.0	1.4
1999	171.7	3.4
2000	179.8	4.7
2001	190.1	5.7
2002	195.7	2.9
2003	203.8	4.1
2004	211.4	3.7

Table 6 - San Diego Consumer Price Index

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# **Public Facilities Financing Plan**

## **General**

This report will put into place the Public Facilities Financing Plan (Financing Plan) and the Facilities Benefit Assessment (FBA) for development that will occur in the community plan area known as Black Mountain Ranch.

This Financing Plan has been prepared to ensure that all properties which have not yet developed will pay their fair share of the cost of funding the needed public facilities, even if the subject property has an approved tentative or final map detailing its development. In order to fulfill that requirement, this Financing Plan contains a development forecast and analysis, a Capital Improvement Program listing public facility needs and specific facilities benefit assessments.

## **Development Forecast and Analysis**

### **Inventory**

In the FY 2003 Plan, the anticipated residential development for Black Mountain Ranch was estimated at 5,400 dwelling units. This reflected the maximum number of dwelling units approved by the voters as part of the "phase shift" vote approved by the voters in November, 1998. The anticipated residential forecast has been maintained at 5,400 dwelling units with this update to the Financing Plan. Subsequent changes to the rate of anticipated buildout of residential development will be the subject of future annual updates to the Financing Plan.

In the FY 2003 Plan, the anticipated non-residential development for Black Mountain Ranch was budgeted with a 300 room hotel, two golf courses, 135,000 square feet of commercial/retail, 16 acres of institutional, and 450,000 square feet of employment center, and 65,000 square feet of office. With this update to the Financing Plan, these projections remain the same.

### **Annual Absorption Rate**

After an initial start up period, the FY 2003 Plan anticipated an annual absorption rate that peaked at 600 residential dwelling units in FY 2003. This update to the Financing Plan anticipates that, residential development will occur with a sustained annual rate of 400-600 dwelling units per year with a peak annual rate of approximately 770 dwelling units in FY 2008. Figure 2 illustrates the differences in the cumulative absorption of residential development between the FY 2003 Plan and this update to the Financing Plan.

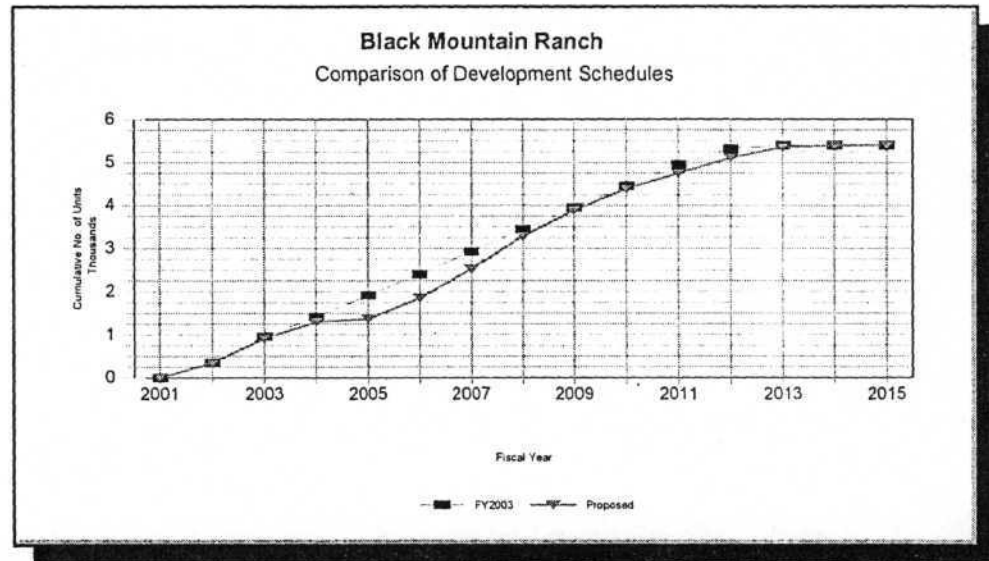


Figure 2 - Comparison of Cumulative Absorption of Residential Development

### Population Factors

As part of the FY 2003 Plan, when determining the population-based public facilities requirements, the Public Facilities Financing Plan has utilized a population factor of 2.62 persons per household consistent with the Framework Plan for the North City Future Urbanizing Area. No change in this methodology is proposed as part of this update.

### Population at Buildout

Based upon a utilization of the population factors discussed above, full community development of the Black Mountain Ranch Subarea remains the same as before and has been calculated at 14,148. The graph provided as Figure 3 illustrates both the previous rate of population growth, as reflected in the FY 2003 Plan, together with the proposed rate of population growth that is set forth as part of this update.

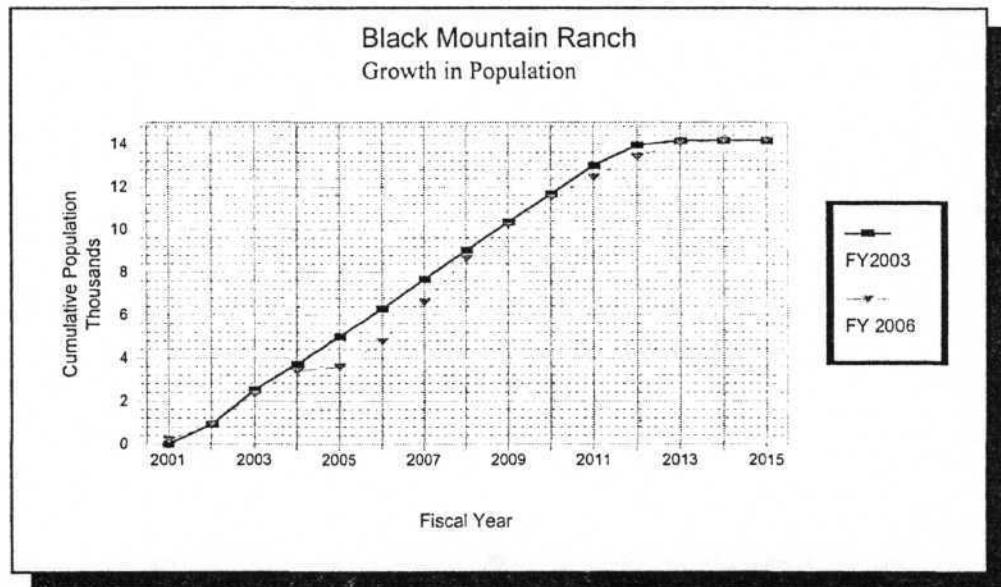


Figure 3 - Growth in Population

## Annual Review

It should be noted that development projections are based on the best estimates of the property owners, developers and City Staff as to how they see the future land market. Obviously, certain economic events could preclude development from taking place as forecasted. High interest rates, higher land and housing prices, an economic recession or, conversely, a period of robust business expansion could all significantly change the rate of development in Black Mountain Ranch, as well as for all of the San Diego area. The forecast included in the Financing Plan assumes a sustained absorption rate of residential housing units at approximately 400-600 dwelling units per year. To ensure that this program maintains its viability, an "Annual Review" of the Financing Plan will be performed and recommended actions, in response to the actual activity of development, will be presented to the City Council. The Annual Review is required as part of the FBA Ordinance in the Municipal Code. The Annual Review will include, but not necessarily be limited to, the evaluation of the following factors:

1. Rate and Amount of Development
2. A comparative analysis of City approvals of Discretionary Permit Applications during the past fiscal year with the previously budgeted rate of development.

3. Cost of all facilities, including unpaid reimbursement agreements
4. Rate of inflation
5. Interest rates
6. An evaluation of each Capital Improvement Project to determine which project(s) shall be constructed in the next fiscal year, as well as for the remainder of the life of the Financing Plan.

## **Future Public Facility Needs**

Public facilities are required in a number of project categories in order to serve the Black Mountain Ranch community. These categories include: (i) transportation, (ii) parks and recreation, (iii) fire protection, (iv) library, (v) water, and (vi) sewer, as more fully described in the Financing Plan. The projects are summarized in Table 7. They are also described in the Capital Improvements Program (CIP) project sheets which follow Table 7. The current development schedules are illustrated in Table 1 and the timing associated with individual projects is illustrated in Table 7 and on the corresponding CIP project sheets.

## **Updated Costs**

This update includes an analysis by each of the sponsoring City Departments regarding the project costs for each of the public facility projects. The cost estimate for each public facility project has been reviewed and updated to take into account: the effects of any inflation, the results of competitive bidding on similar projects, and modifications, if any, in the overall scope of the project.

## **Financing Strategy**

General Plan and City Council Policy provide that the primary responsibility for providing needed public facilities in Planned Urbanizing Areas rests with the developers. Of the needed public facilities, the major portion will be constructed as a part of the subdivision process by developers. Public facilities projects that benefit a population larger than the local/adjacent development can be financed by the following alternative methods:

1. Facilities Benefit Assessment (FBA) - This method of financing spreads costs fairly and equally and follows the procedures specified in City Council Ordinance O-15318, as adopted on August 25, 1980. However, FBAs result in liens being levied on each undeveloped parcel of property located within the Area of Benefit. While these liens ensure that assessments will be collected on each parcel as development occurs, the liens must be renewed annually with each update to the Financing Plan and must be released following payment of the FBAs.
2. Development Impact Fee (DIF) - This method of financing is similar to that of an FBA in that the costs are spread fairly and equally. Unlike an FBA, a Development Impact Fee does not create a lien on the property benefitting from the collection of fees.



3. Assessment Districts - Special assessment district financing, such as Municipal Improvement Acts of 1913/1915, may be used as a supplementary or alternative method of financing some facilities such as streets, sidewalks, sewers, water lines, storm drains and lighting facilities. Assessment Districts are beneficial in that they provide all of the funding for a particular public facilities project in advance of the projected development activity. However, such districts create a long term encumbrance of the benefitting property requiring that the funds be paid back over an extended period of time. Assessment Districts also require the approval of a majority of the property owners in order to establish the district.
4. Community Facilities District (CFD) - State legislation, such as the Mello-Roos Act of 1982, has been enacted for providing methods of financing public facilities in new and developing areas. The formation of such Community Facility Districts may be initiated by owner/developer petition. Mello-Roos districts also require the approval of a majority of the property owners in order to establish the district, as clarified by Council Policy 800-03.
5. Developer Construction - With approval of the City Council, developers may elect to construct some public facility projects in lieu of, or for a credit against, paying a Facilities Benefit Assessment. Facility costs in excess of the FBA obligation may be reimbursed to the developer from the FBA fund, subject to the availability of funds, pursuant to the terms of a reimbursement agreement approved by the City Council.
6. Reimbursement Financing for Water and Sewer Facilities - This method of financing is outlined in Council Policy 400-7 and is commonly used when the first developer/subdivider in an area is required to construct necessary water and sewer facilities for the entire area, oversizing as required to serve subsequently developed lands. These agreements are administered by the Development Services Department and approved by the City Council. Reimbursement to the first developer/subdivider can occur over as long as a 20-year period or until all of the subsequently developed lands have participated in the reimbursement, whichever occurs first.
7. State/Federal Funding - Certain public facilities may be determined to benefit a regional area which is larger than the Community Planning area. As such, these projects may appropriately be funded by either the state or federal government or by a combination of the two. For example, the first phase State Route SR-56 (project no. T-58) has been shown in this Financing Plan as being funded by such sources.

8. Cost Reimbursement District. This reimbursement method provides an opportunity for an individual developer/subdivider who has been directed to construct public improvements that are more than that required to support its individual property/development to be reimbursed by other properties benefitting from said improvements. Said reimbursement is secured by a lien on the benefitting properties with the lien due and payable only upon recordation of a final map or issuance of a building permit, whichever occurs first.
9. Development Agreement. This method permits a developer to enter into an agreement with the City of San Diego where certain rights of development are extended to the developer in exchange for certain performance obligations being accepted by the developer. These obligations may include the turnkey construction of one or more public improvements that might otherwise be funded by an FBA or DIF.

### **General Assumptions and Conditions**

In connection with the application of the above methods of financing, the following general assumptions and conditions will be applied:

1. Except for those projects that are identified as being FBA funded, developers will be required to provide facilities normally provided within the Subdivision Process as a condition of tentative subdivision map approval, including, but not limited to, traffic signals (except as noted), local roads, and the dedication or preservation of Open Space located within the proposed development(s). Such projects, however, may be funded by a Mello-Roos, 1913/15 Act, or other type of Reimbursement District, if the project(s) and the applicant(s) qualify for this type of project financing.
2. Commercial and industrial land will be assessed for infrastructure, including transportation, police, utilities and fire facilities through an FBA. However, they have not been assessed for park and recreation facilities nor are they assessed for library facilities, as these facilities primarily serve the residential component of the Black Mountain Ranch community. Should a basis be developed for charging these costs to non-residential development in the future, their prorata share of the cost of these facilities can be evaluated at that time.
3. Annual reviews, as required by the FBA Ordinance, will be performed to evaluate performance of the program and to re-assess the on-going commitments pertaining to the completion of needed facilities. Costs and assessments shall be evaluated for all remaining portions of the program.

4. The FBA shall be paid by the developer or permittee as a condition of issuance of Building Permits.
5. Pursuant to Section 61.2213 of the Municipal Code, a developer, or group of developers, can propose to build or improve a specific facility identified in the Capital Improvements Program as being funded by the FBA and, upon City Council approval, enter into an agreement to provide the facility in lieu of, or as credit against payment of FBAs, provided adequate funding is available. The amount and timing of the credit being sought by the developer(s) must coincide with the expenditure of funds depicted on the CIP sheet for the respective project. Should the approved final cost of the facility exceed the amount of credit being sought by the developer(s), the developer(s) may be reimbursed for the difference from the FBA fund, subject to the availability of funds. Subject to the terms of the reimbursement agreement, should two developers be entitled to cash reimbursement during the same fiscal year, the first agreement to be approved by the City Council shall take precedence over subsequent agreements approved by the City Council.
6. The FBAs collected shall be placed in a City fund providing interest earnings for the benefit of Black Mountain Ranch.
7. The Development Schedule, as depicted in Table 1, is an estimated schedule and is based on the latest information available at the time this Financing Plan was adopted. Future approvals and/or modifications of precise plans and/or discretionary permit applications may either increase or decrease the extent of development proposed within Black Mountain Ranch (subject to the current dwelling unit limitation of 5,400 units).
8. Most community public facilities identified in the Financing Plan are either "population based" or "transportation based." The estimated year(s) in which funds are budgeted for a given project should not be considered as a binding commitment that the project will actually be constructed in that year. With each annual update, actual permit activity and corresponding population projections, together with additional traffic study information obtained since the last update, will be evaluated to determine the most appropriate year to budget the need for each remaining project. As such, the budgeted year for a given project is subject to change with each update.
9. Only those roadways that have been designed as four-lane facility or larger have been considered in this Financing Plan as being funded by the FBA. All other roadways located within Black Mountain Ranch will be the responsibility of the developer/subdivider and are not reflected in the FBA calculations.

10. It has been assumed that the large majority of the cost necessary to construct SR-56 will be provided from funds other than the FBA, e.g. TRANSNET, state or federal (ISTEA) Highway funds, and/or toll road funds, etc. FBA funding has been identified as backup funding for the widening of SR-56 from four lanes to six lanes, should these other sources of funding not be obtained at the time the improvements are required.
11. For this Financing Plan, all projects that require land acquisition include a cost for the value of the property. Land values are based on the property being graded, in finish pad condition and ready to accept the project for which it is intended (i.e., the value of raw land + the cost of grading and drainage improvements + environmental mitigation = property value). The actual price paid for land within Black Mountain Ranch, however, will be based on either a price established through direct negotiations between the affected property owner(s) and relevant public agency or by fair market value, as determined by an appraisal which will be prepared in accordance with standard City policy. Hence, the actual price paid for land within Black Mountain Ranch may be at an amount other than that budgeted for this purpose. Consequently, some land may be acquired for a higher price while other land could be acquired for less. Future annual updates will reflect any changes in this value, as appraisals are prepared for properties located in this area. As such, nothing in this Financing Plan should be construed that the City has pre-approved the value of the land to be acquired.
12. It has been assumed that all costs for open space acquisition will be provided from funds other than the FBA, i.e. subdivision requirement, off-site mitigation for a particular project, etc.
13. All right-of-way for the major roads within the community are to be acquired via the subdivision process at no cost to the FBA. If right-of-way must be acquired by the FBA by way of eminent domain, a cost reimbursement district with the beneficiary being the Black Mountain Ranch FBA, will be processed to recover the cost of the right-of-way at such time as the property adjacent to the roadway frontage develops.
14. FBAs shall be paid by all categories of private development, including affordable housing projects.
15. The reimbursable expenses that a developer, who enters into an agreement with the City to build or improve a specific facility identified in the Capital Improvements Program as being funded by the FBA may include, but not limited to, any right-of-way acquired through negotiation and/or condemnation by either developer or the City, environmental

mitigation costs related specifically to the project, construction costs for all public improvements including, but not limited to roadway improvements, grading and storm drain facilities located within the right-of-way, landscaping, traffic control devices and signs, design services, engineering, professional services, appraisal costs, environmental reports, soils testing, legal services, surveying, project administration, construction management and supervision, insurance premiums, bonds, and all other fees and charges, including, but not limited to, permit fees, inspection fees, etc. The specifics of what is to be credited and/or reimbursed shall be as set forth in the reimbursement agreement.

### **Consideration in Lieu of Assessment**

The Hotel and Golf Course developments, including 60,000 square feet of commercial/retail<sup>1</sup>, have participated in the funding of certain public facilities improvements identified in the Financing Plan as being FBA-funded improvements. These public facilities improvements, which include, but are not limited to, Camino del Sur, Carmel Valley Road, San Dieguito Road and Black Mountain Road, were required and programmed for construction in the first years of development of Black Mountain Ranch, in advance of the Hotel and Golf Course developments. Pursuant to Section 61.2213 of the Municipal Code, the City may accept public facilities improvements as consideration in lieu of the Facilities Benefit Assessments required by the Financing Plan. In addition, pursuant to Section 61.2210 of the Municipal Code, the City may accept payment of FBAs "...upon issuance of building permits(s) or at such time as the Capital Improvement Program for the Area of Benefit in which the assessed land is located calls for the commencement of construction of the Public Facilities Project." Consequently, the FY 2003 Plan determined that these developments have satisfied their respective FBA obligations in the years shown in Tables 1 and 4 because of their participation in the above listed projects, even though one or more of these developments may not actually obtain building permits until some time in the future. Upon satisfaction of their respective FBA obligations, a cessation of lien was recorded against said property. At such time as these projects do receive building permits, no FBAs will be required unless there has been an increase in the intensity of use or a change in land use. Should that situation occur, the respective development shall only be required to pay the FBA assessment then in effect at the time of building permit issuance on the incremental increase in land use, as measured in EDUs.

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<sup>1</sup> 60,000 square feet of commercial/retail is to be located at the Resort Hotel Complex or the South Village Town Center. Should all 60,000 square feet not be constructed at these two sites, then the balance may be constructed elsewhere within the Black Mountain Ranch community.



### **Cross Funding Between Communities**

Developers of Black Mountain Ranch, Phase I (Santaluz), and Fairbanks Highlands have constructed a number of public facilities projects identified in the FY 2003 Plan as being partially the responsibility of the Torrey Highlands FBA. In an effort to simplify the "cross-funding" between Black Mountain Ranch and Torrey Highlands, the Financing Plan was revised to identify 100% FBA funding for a few projects in return for Torrey Highlands providing 100% FBA funding of a few others. After adjustment, the net funding obligation of both communities remained the same.

### **Developer Advance**

There are a number of projects that have been identified as being FBA-funded that are anticipated to be constructed by developers in Black Mountain Ranch. Subject to the terms of a reimbursement agreement, a developer may actually start construction of a project before there are FBA funds available to provide either a cash reimbursement or credit against the developer's obligation to pay FBAs. In other words, the "need" for the project may occur before there are FBA funds available to cover the costs of the project. In addition, a developer may have accumulated credits from one or more other FBA-funded projects such that he is unable to use credits as fast as he has earned them. In such cases, the CIP sheet for a given project will show the fiscal year in which it is anticipated that the developer will advance the cost of the project as a "Developer Advance" ("DEV.ADVANCE") and reimbursement in the fiscal years in which it is anticipated that funds would be available or when it is anticipated that the developer would take credits against his obligation to pay FBAs. Subject to the actual availability of funds, the year(s) in which reimbursement or credit for the Developer Advance is shown may be accelerated to the fiscal year in which the Developer Advance is extended. On some CIP project sheets, a developer is identified as being the party who will provide the Developer Advance. During the course of development of the Black Mountain Ranch community, the developer who actually constructs a given project may turn out to be different from the developer identified on the CIP project sheet. It is understood that by being named on the CIP project sheet, a developer is in no way obligated to actually construct that particular project. A developer's obligation to construct a project is determined not by being named in this financing plan but, rather, by the terms of a development agreement, map condition, reimbursement agreement or other such similar document.

## Table 7

### Listing of Facility Projects

(on the sheets that follow, CIP Project Sheets  
are also provided)

Condensed List of Abbreviations Used on the Following CIP Sheets:

CIP	Capital Improvements Program
BMR-FBA	an FBA-funded project for Black Mountain Ranch
PHR-FBA	an FBA-funded project for Pacific Highlands Ranch
DEV. ADVANCE	Developer Advance of an FBA-funded project
TH-FBA	an FBA-funded project for Torrey Highlands
HBRR	Highway Bridge Replacement/Repair Fund
DMM-FBA	an FBA-funded project for Del Mar Mesa
SUB. ADVANCE	private funds advanced by a developer/subdivider
DEV./PEN.	private developer located in Penasquitos
CITY-CIP	City of San Diego CIP funds

**TABLE - 7**  
**BLACK MOUNTAIN RANCH - FACILITIES PROJECTS**

-----FUNDING SOURCE-----

PG. No.	PROJ. NO.	DESCRIPTION	PROJECT YEAR	ESTIMATED COST (FY 2006)	BMR-FBA	SUBDIVIDER	OTHERS
<b>TRANSPORTATION PROJECTS:</b>							
33	T-1	SAN DIEGUITO ROAD (City Limit east to Camino del Sur-2 Lanes)	COMPLETED	\$4,160,892	\$2,639,664	\$1,521,228	\$0
34	T-2	EL APAJO WIDENING (San Dieguito Road to Via de Santa Fe)	COMPLETED	\$200,000	\$0	\$0	\$200,000
35	T-3	BLACK MOUNTAIN ROAD (Carmel Valley Road south to Rancho Penasquitos-4 Lanes)	COMPLETED	\$1,943,023	\$1,943,023	\$0	\$0
36	T-4	RANCHO PENASQUITOS INTERSECTIONS	2003-2006	\$2,065,000	\$1,934,435	\$0	\$130,565
37	T-5	CAMINO DEL SUR (San Dieguito Road to Bing Crosby Drive - 2 lanes)	2001 - 2006	\$15,896,959	\$15,896,959	\$0	\$0
38	T-6	CAMINO DEL SUR WIDENING (San Dieguito Road to Bing Crosby Drive - add 2 lanes)	2009	\$4,059,500	\$4,059,500	\$0	\$0
39	T-7	CAMINO DEL SUR NORTH WILDLIFE CROSSING (2 lanes)	2003 - 2006	\$5,499,920	\$5,499,920	\$0	\$0
40	T-8	CAMINO DEL SUR NORTH WILDLIFE CROSSING WIDENING (add 2 lanes)	2003 - 2006	\$5,499,920	\$5,499,920	\$0	\$0
41	T-9	CAMINO DEL SUR (San Dieguito Road south to Carmel Valley Road - 2 lanes)	COMPLETED	\$15,715,571	\$13,070,476	\$2,645,095	\$0
42	T-10	CAMINO DEL SUR WIDENING (San Dieguito Road south to Carmel Valley Road - add 2 lanes)	2003 - 2008	\$6,827,991	\$6,827,991	\$0	\$0
43	T-11	CAMINO DEL SUR SOUTH WILDLIFE CROSSING (San Dieguito Rd to Carmel Valley Rd - 2 lanes)	SEE T-9	\$0	\$0	\$0	\$0
44	T-12	CAMINO DEL SUR SOUTH WILDLIFE CROSSING WIDENING (add 2 lanes)	2008	\$6,409,840	\$6,409,840	\$0	\$0
45	T-13	CAMINO DEL SUR (Carmel Valley Road south to SR-56 - 2 Lanes)	COMPLETED	\$10,964,810	\$0	\$0	\$10,964,810
46	T-14	CAMINO DEL SUR WIDENING (Carmel Valley Road south to SR-56)	2002 - 2011	\$3,450,000	\$1,050,000	\$0	\$2,400,000
47	T-15.1	CAMINO DEL SUR AND SR-56 INTERCHANGE	2001 - 2008	\$38,300,000	\$0	\$0	\$38,300,000
48	T-15.2	SR-56 BIKE INTERCHANGES	2005-2012	\$9,850,000	\$605,168	\$0	\$9,244,832
49	T-16	CAMINO DEL SUR and SR-56 COMPLETE INTERCHANGE LOOPS	SEE T-15.1	\$0	\$0	\$0	\$0
50	T-17	CAMINO DEL SUR and SR-56 PARK & RIDE	2008	\$600,000	\$0	\$0	\$600,000
51	T-18	CARMEL VALLEY ROAD at I-5	COMPLETED	\$50,000	\$0	\$0	\$50,000
52	T-19	CARMEL VALLEY ROAD (SR-56 east to Via Abertura - First Phase Improvements)	COMPLETED	\$5,667,115	\$4,025,360	\$1,641,755	\$0
53	T-20	CARMEL VALLEY ROAD (Del Mar Heights Road east to Via Abertura - 4 Lanes)	2006 - 2013	\$16,600,000	\$0	\$0	\$16,600,000
54	T-21.1	CARMEL VALLEY ROAD (Via Abertura to Camino del Sur - 2 Lanes)	COMPLETED	\$5,119,814	\$1,335,829	\$3,783,985	\$0
55	T-21.2	CARMEL VALLEY ROAD (Camino del Sur to Black Mountain Road - 2 Lanes)	COMPLETED	\$5,829,070	\$5,829,070	\$0	\$0
56	T-22.1	CARMEL VALLEY ROAD (Widen to Four Lanes: Via Abertura east to Camino del Sur)	2004 - 2008	\$7,174,667	\$0	\$0	\$7,174,667
57	T-22.2	CARMEL VALLEY ROAD (Widen to Four Lanes: Camino del Sur to Black Mountain Road)	2000 - 2009	\$3,959,291	\$3,035,974	\$0	\$923,317
58	T-23	CARMEL VALLEY ROAD WEST WILDLIFE CROSSING (Via Abertura east to Camino del Sur)	SEE T-21.1	\$0	\$0	\$0	\$0
59	T-24	CARMEL VALLEY ROAD WEST WILDLIFE CROSSING WIDENING	SEE T-21.2	\$0	\$0	\$0	\$0
60	T-25	CARMEL VALLEY ROAD (Black Mountain Road east to Camino Crisalida - 4 Lanes)	2004-2010	\$24,500,000	\$15,000,000	\$9,500,000	\$0
61	T-27	CARMEL VALLEY RD EAST WILDLIFE CROSSING (btwn Blk Mtn Rd & Cm Crisalida - 4 Lanes)	2010	\$3,705,600	\$3,705,600	\$0	\$0
62	T-28	EL CAMINO REAL at SAN DIEGUITO ROAD INTERSECTION IMPROVEMENTS	COMPLETED	\$473,665	\$473,665	\$0	\$0
63	T-29.1	EL CAMINO REAL WIDENING (Half Mile Drive north to San Dieguito Road - add 2 lanes)	2003 - 2014	\$5,156,000	\$5,056,000	\$0	\$100,000
64	T-29.2	EL CAMINO REAL WIDENING (San Dieguito Road north to Via de la Valle - add 2 lanes)	2004 - 2008	\$20,150,218	\$578,200	\$0	\$19,572,018
65	T-29.3	EL CAMINO REAL (Studies to support EIS/EIR)	2006	\$300,000	\$300,000	\$0	\$0
66	T-32.1	VIA DE LA VALLE WIDENING (West El Camino Real to San Andres Dr - add 2 Lanes)	2002 - 2008	\$13,120,748	\$8,629,448	\$0	\$4,491,300
67	T-32.2	VIA DE LA VALLE (Retaining Walls for bike path)	2006	\$100,000	\$100,000	\$0	\$0
68	T-34	CAMINO DEL SUR (Bing Crosby Drive east to City Limits - 4 Lanes)	2001 - 2009	\$6,971,440	\$5,371,440	\$1,600,000	\$0
69	T-35	CAMINO DEL NORTE (City Limit East to 4S Parkway - 4 Lanes)	COMPLETED	\$1,500,650	\$0	\$1,500,650	\$0
70	T-36	CAMINO DEL NORTE (4S Parkway east to Camino San Bernardo - 4 lanes)	COMPLETED	\$4,132,850	\$0	\$4,132,850	\$0
71	T-37	CAMINO DEL NORTE AT BERNARDO CENTER DRIVE INTERSECTION IMPROVEMENTS	2009	\$2,103,708	\$440,158	\$1,663,550	\$0
72	T-38	CAMINO DEL NORTE AT I-15 RAMP IMPROVEMENTS	2009	\$11,482,000	\$1,997,000	\$9,515,000	\$0
73	T-39	RANCHO BERNARDO ROAD WIDENING (West Bernardo Drive east to I-15 - add 2 lanes)	COMPLETED	\$7,855,622	\$2,149,297	\$5,706,325	\$0
74	T-40	RANCHO BERNARDO ROAD WIDENING (I-15 east to Bernardo Center Drive - add 2 lanes)	2009	\$1,400,740	\$385,000	\$1,015,740	\$0
75	T-41	RANCHO BERNARDO ROAD AT I-15 RAMP IMPROVEMENTS	SEE T-39	\$0	\$0	\$0	\$0
76	T-42	RANCHO BERNARDO ROAD AT WEST BERNARDO DRIVE INTERSECTION IMPROVEMENTS	SEE T-39	\$0	\$0	\$0	\$0
77	T-43	WEST BERNARDO DRIVE SPOT IMPROVEMENTS (I-15 SOUTH TO AGUAMIEL ROAD)	2009	\$1,540,000	\$1,540,000	\$0	\$0
78	T-44	WEST BERNARDO DRIVE AT I-15 RAMP IMPROVEMENTS	2009	\$220,000	\$220,000	\$0	\$0
79	T-45	WEST BERNARDO DRIVE AT BERNARDO CENTER DRIVE INTERSECTION IMPROVEMENTS	2009	\$509,300	\$509,300	\$0	\$0
80	T-46	BERNARDO CENTER DRIVE AT I-15 RAMP IMPROVEMENTS	2009	\$1,533,000	\$252,000	\$341,000	\$940,000



**TABLE - 7  
BLACK MOUNTAIN RANCH - FACILITIES PROJECTS**

						-----FUNDING SOURCE-----	
PG. No.	PROJ. NO.	DESCRIPTION	PROJECT YEAR	ESTIMATED COST (FY 2006)	BMR-FBA	SUBDIVIDER	OTHERS
81	T-47.1	PASEO DEL SUR (Camino del Sur east to Camino San Bernardo - 4 lanes)	2006-2009	\$11,321,218	\$11,321,218	\$0	\$0
82	T-47.2	CAMINO SAN BERNARDO (Paseo del Sur east to City Limit)	2008	\$2,572,555	\$2,572,555	\$0	\$0
83	T-48	CAMINO SAN BERNARDO (City Limits east to 4S Parkway - 4 lanes)	COMPLETED	\$1,373,400	\$0	\$1,373,400	\$0
84	T-49	CAMINO SAN BERNARDO (4S Parkway east to Camino del Norte - 4 lanes)	COMPLETED	\$1,086,150	\$0	\$1,086,150	\$0
85	T-50	DOVE CANYON ROAD (Rancho Bernardo Road south to Camino del Norte - 4 lanes)	COMPLETED	\$1,736,550	\$0	\$1,736,550	\$0
86	T-51	DOVE CANYON ROAD (Camino del Norte south to Camino San Bernardo - 4 lanes)	COMPLETED	\$2,850,000	\$0	\$2,850,000	\$0
87	T-52	DOVE CANYON ROAD (Camino San Bernardo south to Carmel Valley Rd - 4 lanes)	COMPLETED	\$3,450,450	\$0	\$3,450,450	\$0
88	T-53	SAN DIEGUITO ROAD SPOT IMPROVEMENTS (El Camino Real east to City Limit/Subarea I)	2008	\$1,570,000	\$1,320,000	\$0	\$250,000
89	T-54.1	SR-56 DEBT SERVICE	2003 - 2006	\$2,517,690	\$569,662	\$0	\$1,948,038
90	T-54.2	SR-56 WIDENING (Interstate 5 to Interstate 15 - add 2 lanes)	2009 - 2015	\$33,000,000	\$12,091,000	\$0	\$20,909,000
91	T-55	INTERSTATE 15 ENHANCEMENTS (Lake Hodges Bridge south to SR-56)	2009-2014	\$203,500,000	\$7,150,000	\$0	\$196,350,000
92	T-56	SR-56 AT I-15 INTERCHANGE IMPROVEMENTS	2005-2012	\$25,000,000	\$580,000	\$0	\$24,420,000
93	T-57	BLACK MOUNTAIN ROAD WIDENING (SR-56 south to Mercy Road)	2011-2014	\$10,600,000	\$753,237	\$0	\$9,846,763
94	T-58	SR-56 AT I-5 INTERCHANGE IMPROVEMENTS	2002 - 2011	\$137,000,000	\$580,000	\$0	\$136,420,000
95	T-59	SUBAREA I TRANSIT PROGRAM	2010	\$1,914,000	\$1,914,000	\$0	\$0
96	T-60	EL CAMINO REAL (Extension of right turn lane between Valley Centre Road and Carmel Valley Road)	2006	\$600,000	\$600,000	0	\$0
97	T-61	SR-56 (Auxiliary Lane between westbound off-ramp and westbound on-ramp at Carmel Creek Road)	2007	\$1,000,000	\$0	0	\$1,000,000
<b>TOTAL TRANSPORTATION PROJECTS:</b>				<b>\$723,890,937</b>	<b>\$165,791,899</b>	<b>\$55,063,728</b>	<b>\$502,835,310</b>
<b>PARK PROJECTS:</b>							
99	P-1	COMMUNITY PARK	2002 - 2011	\$17,000,000	\$15,741,216	\$0	\$1,258,784
100	P-2	COMMUNITY RECREATION BUILDING (Black Mountain Ranch)	2010 - 2014	\$6,700,000	\$5,512,059	\$0	\$1,187,941
101	P-3	COMMUNITY SWIMMING POOL	2011 - 2014	\$4,161,000	\$1,623,000	\$0	\$2,538,000
102	P-4	SOUTH NEIGHBORHOOD PARK (NP #1)	COMPLETED	\$2,250,000	\$2,250,000	\$0	\$0
103	P-5	NORTH NEIGHBORHOOD PARK (NP#2)	2007	\$3,000,000	\$3,000,000	\$0	\$0
104	P-6	LA JOLLA VALLEY BIKE PATH	2006	\$638,000	\$0	\$638,000	\$0
105	P-7	TRAIL - LA JOLLA VALLEY LINK	2006	\$385,000	\$0	\$385,000	\$0
106	P-8	TRAIL - SOUTH LOOP	COMPLETED	\$580,000	\$0	\$580,000	\$0
107	P-9	TRAIL - NORTH LOOP	2007	\$638,000	\$0	\$638,000	\$0
<b>TOTAL PARK PROJECTS:</b>				<b>\$35,352,000</b>	<b>\$28,126,275</b>	<b>\$2,241,000</b>	<b>\$4,984,725</b>
<b>FIRE PROTECTION PROJECTS:</b>							
109	F-1	SOUTH FIRE STATION - NO. 46	COMPLETED	\$4,163,598	\$1,874,510	\$0	\$2,289,088
110	F-2	NORTH FIRE STATION - NO. 48	2006	\$6,787,000	\$6,787,000	\$0	\$0
<b>TOTAL FIRE PROTECTION PROJECTS:</b>				<b>\$10,950,598</b>	<b>\$8,661,510</b>	<b>\$0</b>	<b>\$2,289,088</b>
<b>LIBRARY PROJECTS:</b>							
111	L-1	BRANCH LIBRARY	2010-2012	\$12,786,832	\$4,979,406	\$0	\$7,807,426
<b>TOTAL LIBRARY PROJECTS:</b>				<b>\$12,786,832</b>	<b>\$4,979,406</b>	<b>\$0</b>	<b>\$7,807,426</b>
<b>WATER / SEWER PROJECTS:</b>							
113	U-1	CARMEL VALLEY TRUNK SEWER	2002 - 2010	\$9,892,000	\$2,261,000	\$0	\$7,631,000
<b>TOTAL WATER / SEWER PROJECTS:</b>				<b>\$9,892,000</b>	<b>\$2,261,000</b>	<b>\$0</b>	<b>\$7,631,000</b>
<b>GRAND TOTALS:</b>				<b>\$792,672,367</b>	<b>\$209,820,090</b>	<b>\$57,304,728</b>	<b>\$525,547,549</b>

Table 7 - Listing of Facility Projects

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# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** SAN DIEGUITO ROAD (City Limit east to Camino del Sur-2 Lanes)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**CIP or JO#:** 292754

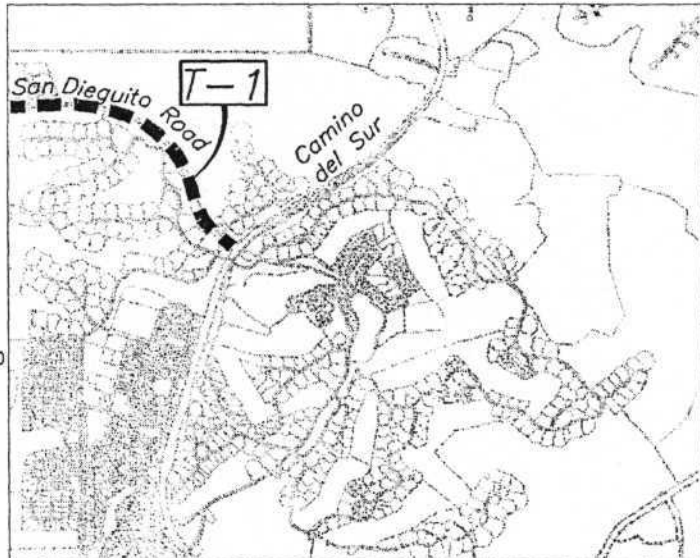
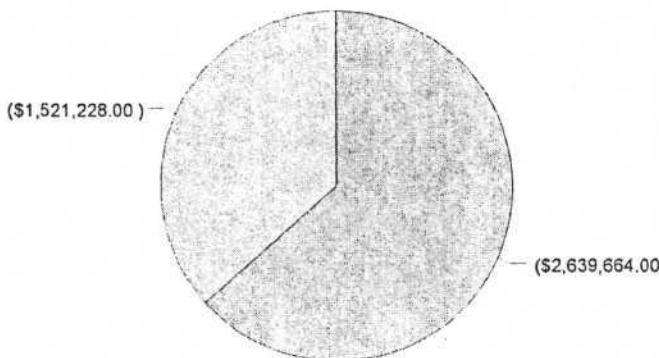
**COUNCIL DISTRICT:** 1

**PROJECT:** T-1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
2,639,664	BMR-FBA (CR)	2,566,589	73,075					
1,521,228	SUBDIVIDER	1,521,228						
0	DEV. ADVANCE	73,075	(73,075)					
0								
0								
0								
0								
4,160,892	<b>TOTAL</b>	4,160,892	0	0	0	0	0	0



**Description:** Design and construct the extension of San Dieguito Road from the existing terminus of the roadway in the community of Fairbanks Ranch to Camino del Sur as a two-lane Collector Street with projected left turn lanes. This project also includes the installation of a new water main within this right-of-way.

**Funding:** The water main was constructed as a subdivider expense.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing subregional traffic needs.

**Note:** Developer Advance was provided by Santaluz.

**Cross Ref.:** Torrey Highlands PFFP Project T-8.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** EL APAJO WIDENING (San Dieguito Road to Via de Santa Fe)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-2

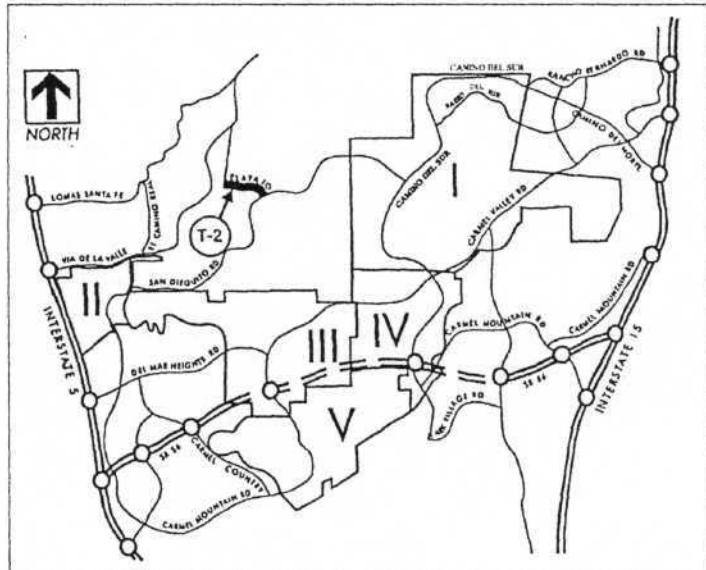
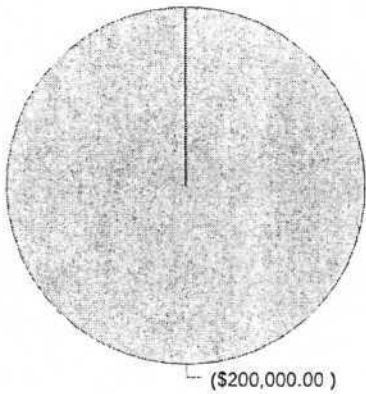
**CIP or JO#:**

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0	COUNTY	200,000						
0								
200,000								
0								
0								
0								
200,000	<b>TOTAL</b>	<b>200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Widen and/or restripe this two-lane roadway sufficiently to allow a center two-way left turn lane between San Dieguito Road and Via De Santa Fe.

**Others:** See County of San Diego CIP Project Rd-13. Project constructed by County.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing subregional traffic needs.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** BLACK MOUNTAIN ROAD (Carmel Valley Road south to Rancho Penasquitos-4 Lanes)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

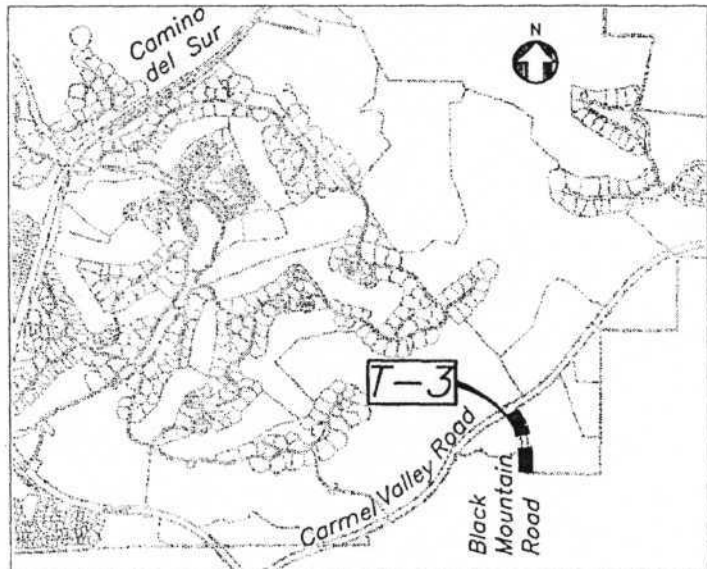
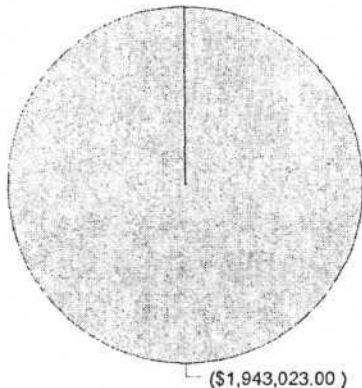
**PROJECT:** T-3

**CIP or JO#:** 292754

**COUNCIL DISTRICT:** I

**COMMUNITY PLAN:** Black Mountain Ranch  
**PROJECT YEAR:** COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
1,943,023	BMR-FBA (CR)	1,920,227	22,796					
0	DEV. ADVANCE	22,796	(22,796)					
0								
0								
0								
0								
0								
1,943,023	<b>TOTAL</b>	<b>1,943,023</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct the extension of Black Mountain Road from Carmel Valley Road southerly to the existing terminus of this roadway in the community of Rancho Penasquitos as a four-lane Major Street, to the satisfaction of the City Engineer. Provide traffic signal at intersection of Black Mountain Road and Carmel Valley Road.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

**Note:** Developer Advance was provided by Santaluz.

**Cross Ref.:** Torrey Highlands PFFP Project T-7.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** RANCHO PENASQUITOS INTERSECTIONS

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**CIP or JO#:** 292754

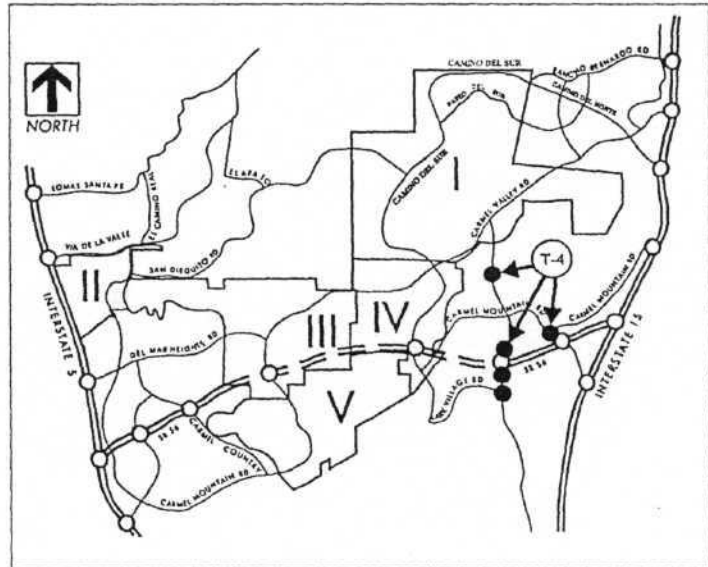
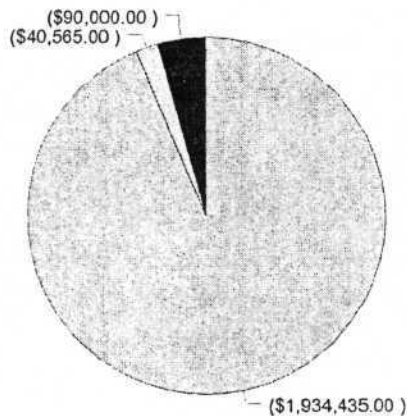
**COUNCIL DISTRICT:** 1

**PROJECT:** T-4

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2003-2006

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008	2011	
1,934,435	BMR-FBA (CR)	465,332			1,509,668		(40,565)	
0								
0	DEV. ADVANCE	509,668		1,000,000	(1,509,668)			
40,565	PHR-FBA						40,565	
0								
90,000	OTHERS-RPLMD			90,000				
0								
2,065,000	<b>TOTAL</b>	975,000	0	1,090,000	0	0	0	0



## **Description:**

- A. Construct a traffic signal at existing Black Mountain Road and Maler Road intersection.
  - B. Widen the westbound ramp of SR-56 at Black Mountain Road for dual left turn and single right turn lanes. Modify the traffic signal to match the modified intersection.
  - C. Widen the southbound approach on Black Mountain Road at SR-56 for dual left turns and widen the northbound approach for an exclusive right turn lane. Modify the traffic signal to match the modified intersection.
  - D. Widen the northbound approach on Black Mountain Road at Park Village Road to provide for dual left turn lanes from Black Mountain Road to Park Village Road. Modify the traffic signal to match the modified intersection.
  - E. Widen the westbound ramp of SR-56 at Rancho Penasquitos Boulevard to provide a center left/through/right turn lane. Modify the traffic signal to match the modified intersection.
  - F. Rancho Penasquitos Median Improvements.
- Pacific Highlands Ranch will contribute a fair share to intersection D.

**Justification:** Improvements are required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

**Note:** First Developer Advance was provided by Santaluz. Second Developer Advance for median improvements (F.) provided by BMR LLC. Others-RPLMD = Rancho Penasquitos Landscape Maintenance District.

**Cross Ref.:** Pacific Highlands Ranch PFFP Project T-11.2.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL SUR (San Dieguito Road to Bing Crosby Drive - 2 lanes)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-5

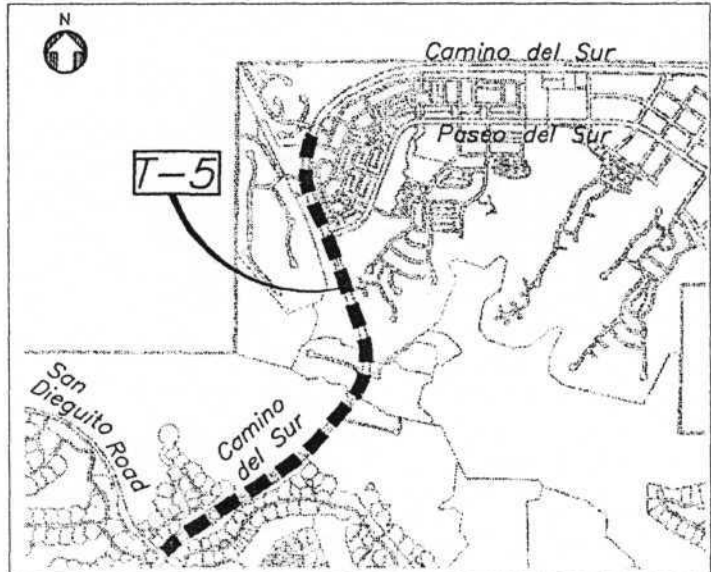
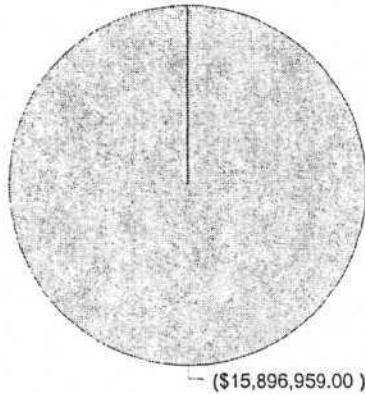
**CIP or JO#:** 52-401.0

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2001 - 2006

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008		
15,896,959	BMR-FBA (CR)			11,355,570	1,891,896	2,649,493		
0	DEV.ADVANCE	1,900,000		2,641,389	(1,891,896)	(2,649,493)		
0								
0								
0								
0								
0								
15,896,959	<b>TOTAL</b>	<b>1,900,000</b>	<b>0</b>	<b>13,996,959</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct the initial two lanes of a four-lane major roadway northward from San Dieguito Road to serve the units being developed within Black Mountain Ranch (BMR). Right-of-way and slope rights for six lanes to be included. (See companion project T-7).

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

**Note:** Developer Advance is anticipated by BMR LLC.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL SUR WIDENING (San Dieguito Road to Bing Crosby Drive - add 2 lanes)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-6

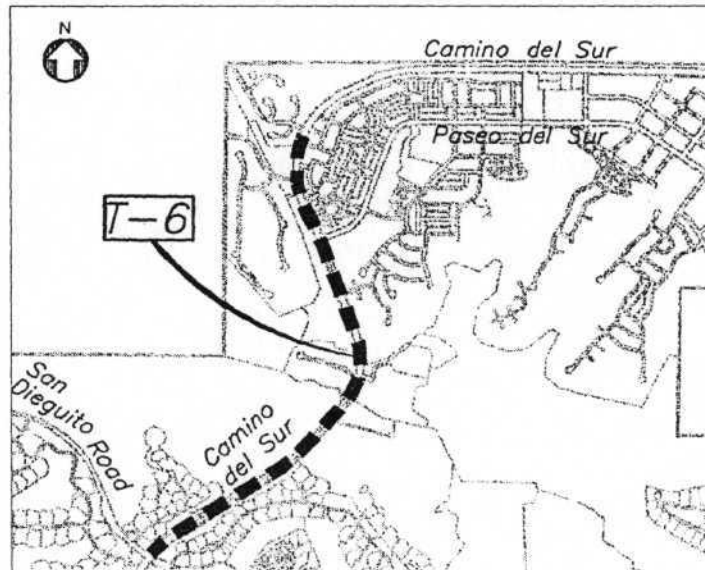
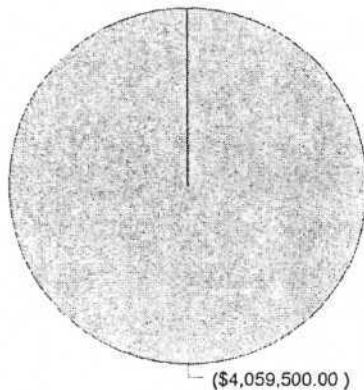
**CIP or JO#:**

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2009

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2009	2010			
4,059,500	BMR-FBA (CR)				4,059,500			
0								
0	DEV. ADVANCE			4,059,500	(4,059,500)			
0								
0								
0								
0								
0								
4,059,500	<b>TOTAL</b>	0	0	4,059,500	0	0	0	0



**Description:** Construct the widening of Camino del Sur from its initial two lanes northward from San Dieguito Road to an ultimate four-lane major street. (See companion project T-8).

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

**Note:** Developer Advance is anticipated by BMR LLC.



# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL SUR NORTH WILDLIFE CROSSING (2 lanes)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-7

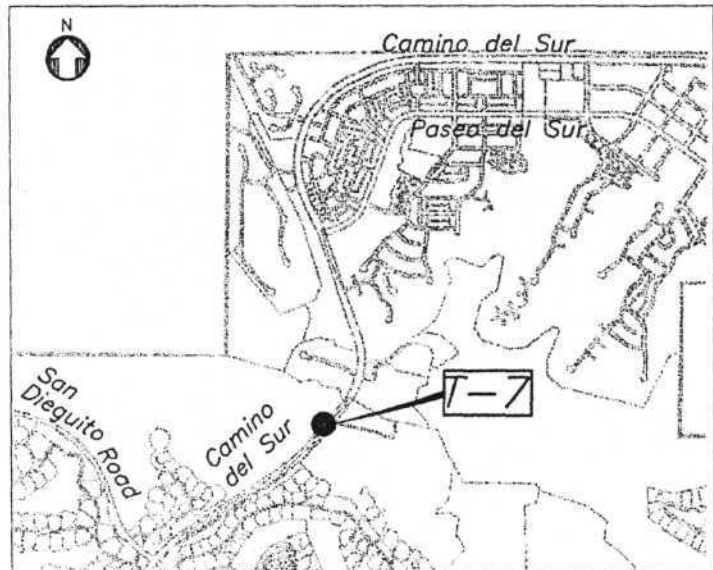
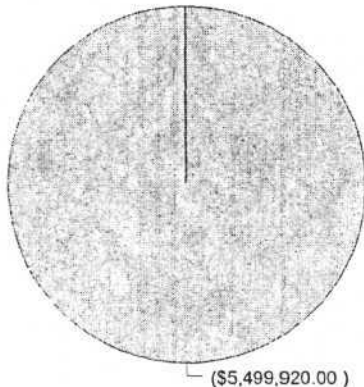
**CIP or JO#:** 52-402.0

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2003 - 2006

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007			
5,499,920	BMR-FBA (CR)				5,499,920			
0								
0	DEV.ADVANCE	4,800,000		699,920	(5,499,920)			
0								
0								
0								
0								
0								
5,499,920	<b>TOTAL</b>	<b>4,800,000</b>	<b>0</b>	<b>699,920</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct a large span bridge for Camino del Sur across Lusardi Creek to provide for an open space linkage and to accommodate a regional wildlife corridor. The construction of this crossing will occur concurrent with the construction of Camino del Sur. (See companion project T-5).

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

**Note:** Developer Advance is anticipated by BMR LLC.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL SUR NORTH WILDLIFE CROSSING WIDENING (add 2 lanes)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-8

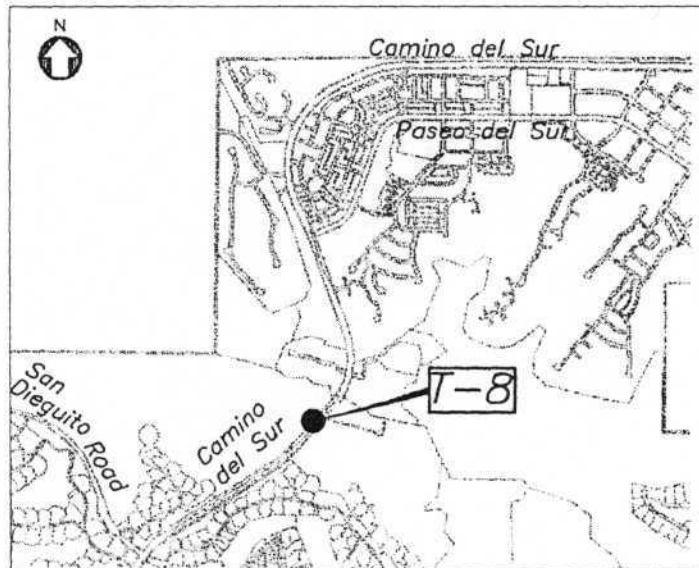
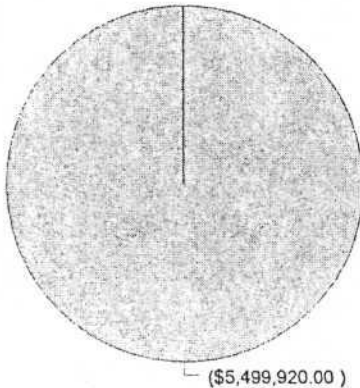
**CIP or JO#:**

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2003 - 2006

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007			
5,499,920	BMR-FBA (CR)				5,499,920			
0								
0	DEV. ADVANCE	5,000,000		499,920	(5,499,920)			
0								
0								
0								
0								
5,499,920	<b>TOTAL</b>	<b>5,000,000</b>	<b>0</b>	<b>499,920</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Construct the widening of the bridge for Camino del Sur across the Lusardi Creek from its initial configuration to a full four-lane width. (See companion projects T-6 and T-7).

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

**Timing:** This bridge widening project is required in advance of T-6 in order to provide utilities to the northerly half of the community.

**Note:** Developer Advance is anticipated by BMR LLC.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL SUR (San Dieguito Road south to Carmel Valley Road - 2 lanes)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-9

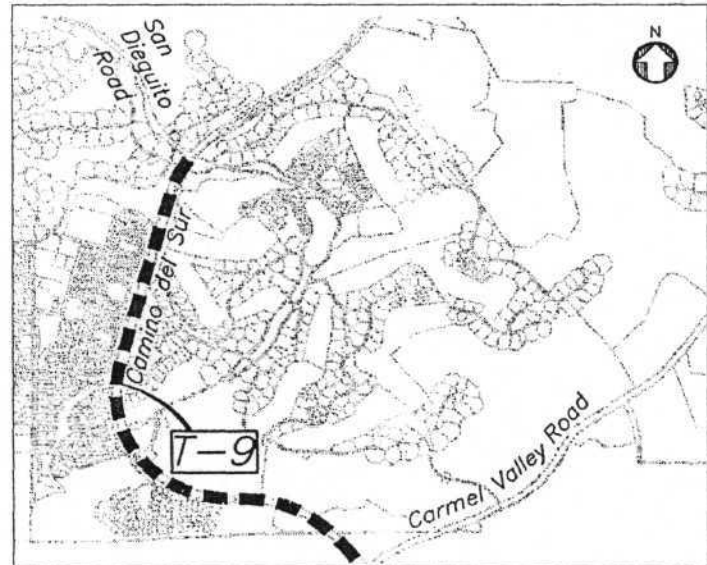
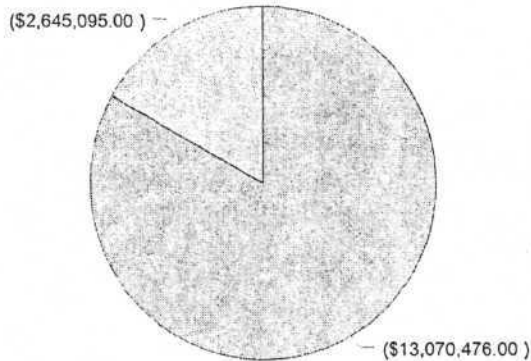
**CIP or JO#:** 292754

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006				
13,070,476	BMR-FBA (CR)	5,506,546	4,964,010	2,599,920				
2,645,095	SUBDIVIDER	2,645,095						
0	DEV.ADVANCE	7,563,930	(4,964,010)	(2,599,920)				
0								
0								
0								
0								
15,715,571	<b>TOTAL</b>	<b>15,715,571</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct Camino del Sur from San Dieguito Road south to Carmel Valley Road as a two-lane interim facility within a six-lane right-of-way. Provide wildlife undercrossing and traffic signals and intersection widening at San Dieguito Road, B Street and Carmel Valley Road. Subdivider costs include construction of a 16" and a 24" water main and sewer main within the right-of-way.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

**Note:** Developer Advance was provided by Santaluz.

**Cross Ref.:** Torrey Highlands PFFP Project T-2.4.

**COST INCLUDES** T-11.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL SUR WIDENING (San Dieguito Road south to Carmel Valley Road - add 2 lanes)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-10

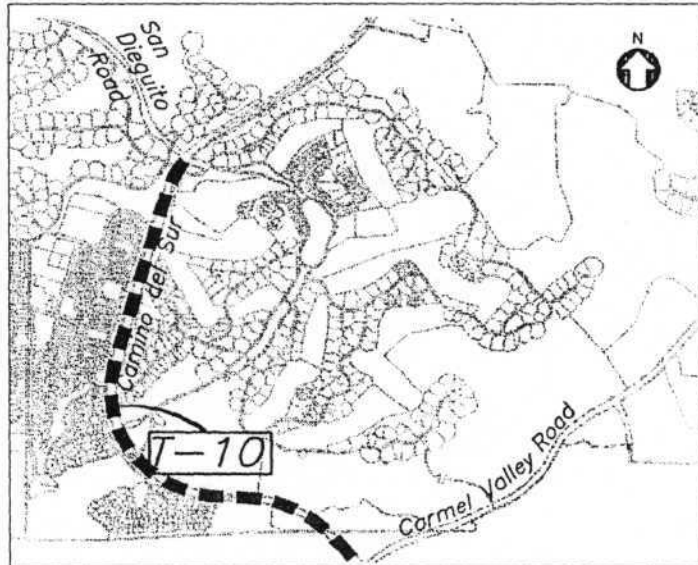
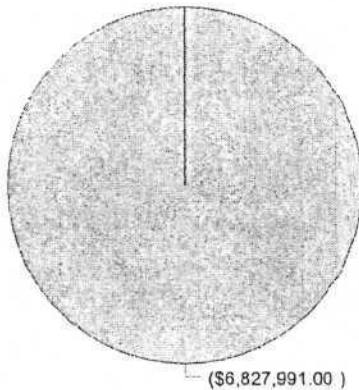
**CIP or JO#:** 52-403.0

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2003 - 2008

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008	2009	
6,827,991	BMR-FBA (CR)	1,271,491					5,556,500	
0								
0	DEV. ADVANCE					5,556,500	(5,556,500)	
0								
0								
0								
0								
6,827,991	<b>TOTAL</b>	1,271,491	0	0	0	5,556,500	0	0



**Description:** Construct an additional two lanes of Camino del Sur from San Dieguito Road southward to Carmel Valley Road. Modify traffic signals at San Dieguito Road, B Street and Carmel Valley Road to be consistent with this cross section.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

**Note:** First phase improvements were constructed adjacent to the "South Village".

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL SUR SOUTH WILDLIFE CROSSING (San Dieguito Rd to Carmel Valley Rd - 2 lanes)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-11

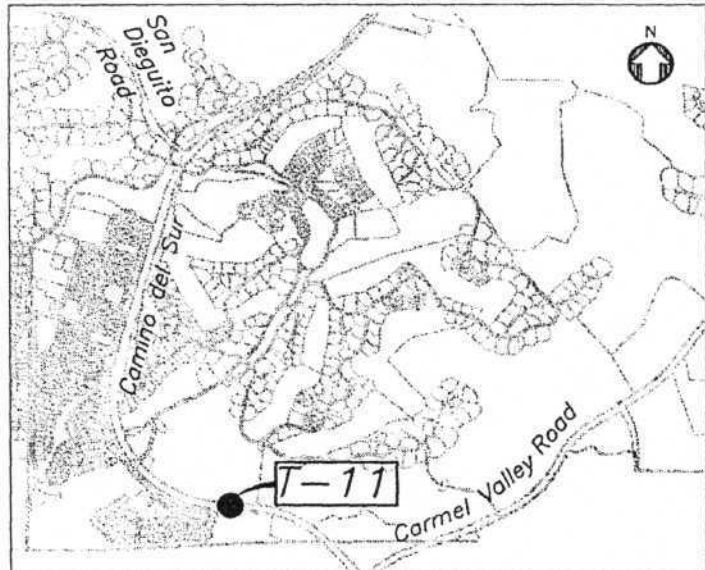
**CIP or JO#:** N/A

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** SEE T-9

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0								
0								
0								
0								
0								
0								
0								
0								
0	<b>TOTAL</b>	0	0	0	0	0	0	0



**Description:** Design and construct a large span bridge beneath Camino del Sur to provide an open space linkage and to accommodate a regional wildlife corridor. The construction of this crossing will occur concurrent with the construction of Camino del Sur. (See companion project T-9).

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

**Cross Ref.:** Torrey Highlands PFFP Project T-2.4.

**COST INCLUDED IN T-9.**

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL SUR SOUTH WILDLIFE CROSSING WIDENING (add 2 lanes)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**CIP or JO#:** 52-404.0

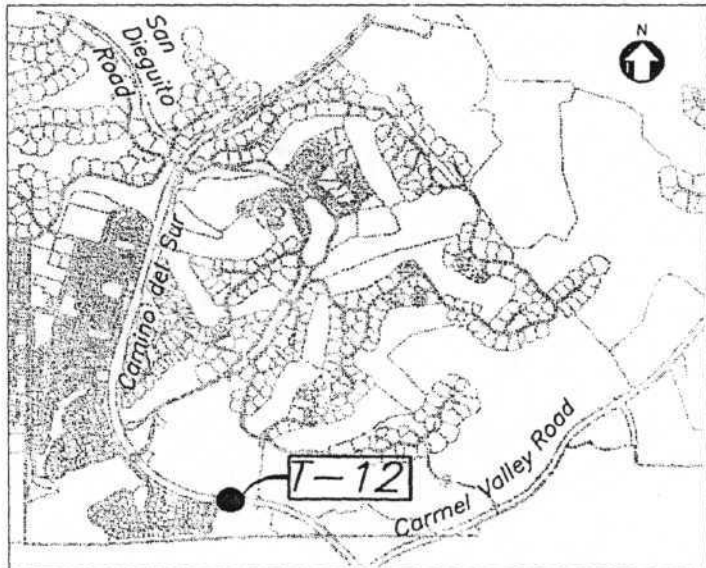
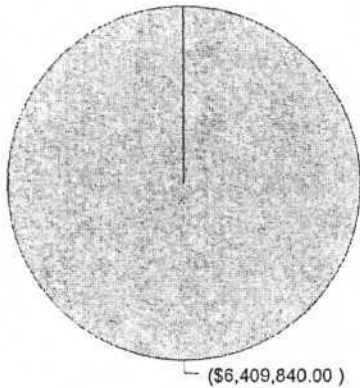
**COUNCIL DISTRICT:** 1

**PROJECT:** T-12

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2008

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008	2009	
6,409,840	BMR-FBA (CR)						6,409,840	
0								
0	DEV. ADVANCE					6,409,840	(6,409,840)	
0								
0								
0								
6,409,840	<b>TOTAL</b>	0	0	0	0	6,409,840	0	0



**Description:** Construct the additional width necessary for the wildlife crossing under Camino del Sur (see project T-11) to allow for the widening of Camino del Sur (see project T-10).

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.



# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL SUR (Carmel Valley Road south to SR-56 - 2 Lanes)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-13

**CIP or JO#:** 52-725.0

**COUNCIL DISTRICT:** 1

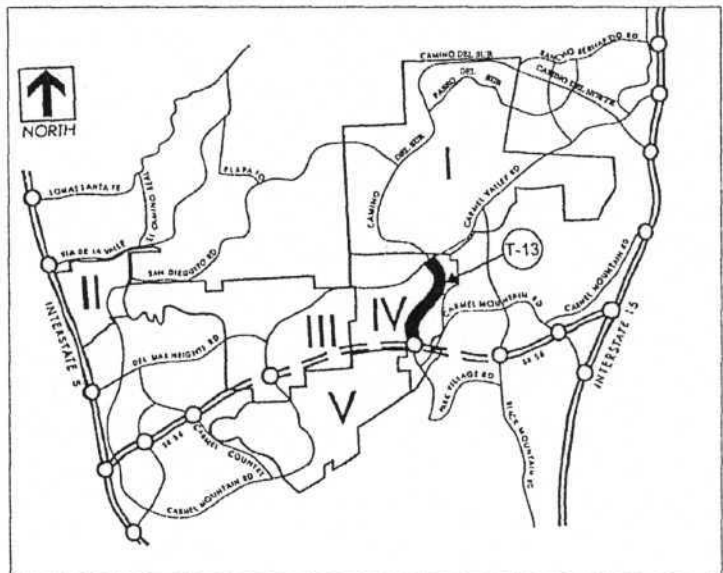
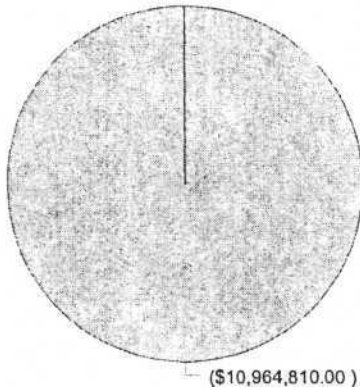
**COMMUNITY PLAN:**

Black Mountain Ranch

**PROJECT YEAR:**

COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2009				
0	DEV. ADVANCE TH - FBA	3,649,810 7,315,000		(3,649,810) 3,649,810				
0								
0								
10,964,810								
0								
0								
0								
10,964,810	<b>TOTAL</b>	10,964,810	0	0	0	0	0	0



**Description:** Construct Camino del Sur between SR-56 and Carmel Valley Road as a two-lane interim roadway (40' paved width) within the right-of-way for a future six-lane facility. Additional lanes may be required in the intermediate vicinity of the interchange. (See companion project T-14).

**Funding:** The right-of-way for this roadway came as a subdivider contribution in conjunction with the tentative subdivision map approval process.

**Schedule:** This project was required with the first phase of development within Torrey Highlands.

**Note:** Construction of this roadway satisfied the development agreement requirement that Black Mountain Ranch, Phase I, has to participate in the construction of Camino del Sur, southerly of Carmel Valley Road (see exhibit B-2, item 27, on page B-2-8). Developer Advance was provided by Western Pacific Housing.

**Cross Ref.:** Torrey Highlands PFFP Project T-2.1.

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** CAMINO DEL SUR WIDENING (Carmel Valley Road south to SR-56)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-14

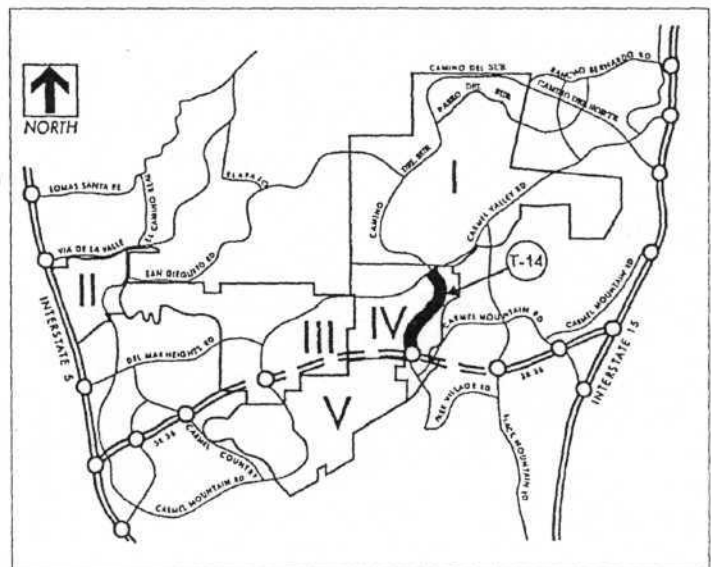
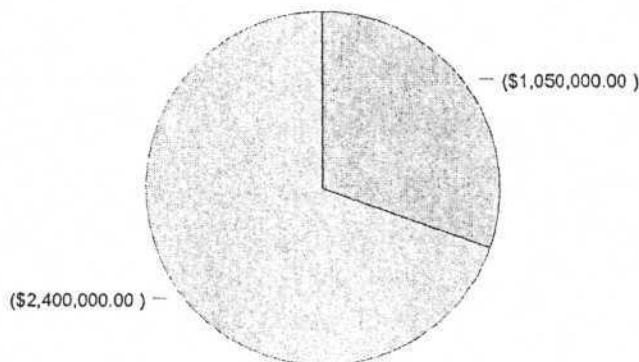
CIP or JO#: 52-725.0

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2002 - 2011

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2011		
1,050,000 0 0 2,400,000 0 0	BMR-FBA (CR)   TH - FBA					1,050,000		
3,450,000	TOTAL	2,400,000	0	0	0	1,050,000	0	0



**Description:** Design and construct additional travel lanes for Camino del Sur, complete with median improvement, within a six-lane right-of-way. (See companion project T-13).

**Phasing:** This project addresses the incremental widening of this six-lane major roadway. It is anticipated that this widening will occur in two phases. The first phase, commensurate with Phase III of the Torrey Highlands Transportation Phasing Plan TPP), will cover the widening to four travel lanes. As part of this initial phase, a total of six travel lanes may be required in the immediate vicinity of the Camino del Sur interchange. The second phase will complete the six-lane facility for its entire length which may not be required until buildout of Torrey Highlands.

**Timing:** Phase 1 of this project is complete. Phase 2 will occur commensurate with the requirements of the Black Mountain Ranch Transportation Phasing Plan.

**Cross Ref.:** Torrey Highlands PFFP Project T-2.2.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** CAMINO DEL SUR AND SR-56 INTERCHANGE

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

CIP or JO#: 52-463.0

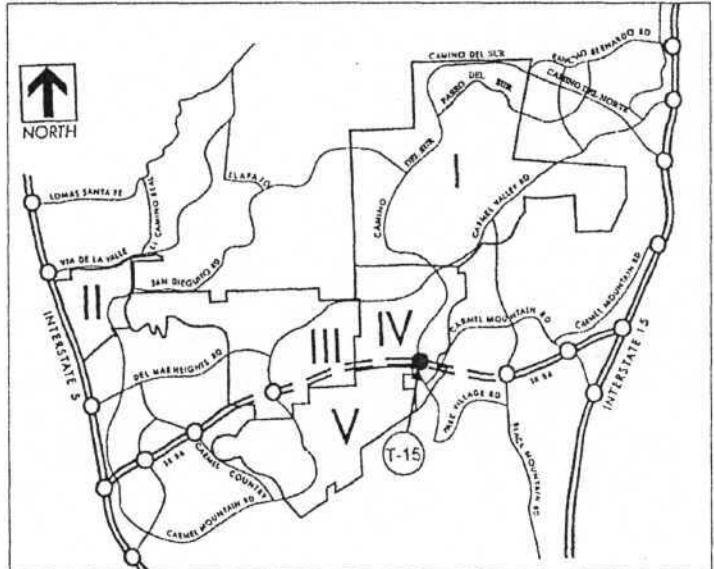
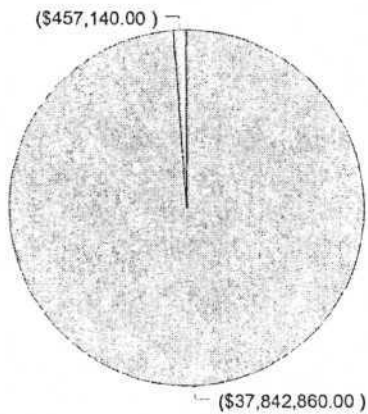
COUNCIL DISTRICT: 1

PROJECT: T-15.1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2001 - 2008

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008		
0								
0								
0								
37,842,860	TH - FBA	25,926,935	5,715,925			6,200,000		
457,140	OTHER	457,140						
0								
0								
38,300,000	TOTAL	26,384,075	5,715,925	0	0	6,200,000	0	



**Description:** This project provides for the design and construction of a full, grade separated, six-lane (with dual left turn lanes) freeway interchange at the intersection of Camino del Sur and SR-56. This interchange will be built in phases. The first phase consisted of the westerly two-lane extension of SR-56 from the westerly limits of the city's portion of the SR-56 project to the two on/off ramps on the east side of the interchange. This phase also consisted of the westerly off-ramp and the easterly on-ramp to the freeway. The second phase consisted of the construction of the freeway overcrossing structure and the westerly on-ramp and the easterly off-ramp to the freeway. The third phase, when required, will provide for the north to westbound cloverleaf on-ramp and the south to eastbound cloverleaf on-ramp.

**Funding:** Caltrans assumed the responsibility to construct the westerly extension of SR-56 and the freeway overcrossing of Camino del Sur. New development is responsible for funding the freeway ramps, acquisition of the right-of-way for the interchange, and mitigation costs for the interchange.

OTHER = TH-Western Pacific Housing

Cross Ref.: Torrey Highlands PFFP Project T-1.3.

**COST INCLUDES T-16.**

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE: SR-56 BIKE INTERCHANGES**

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

CIP or JO#: 58-171.0

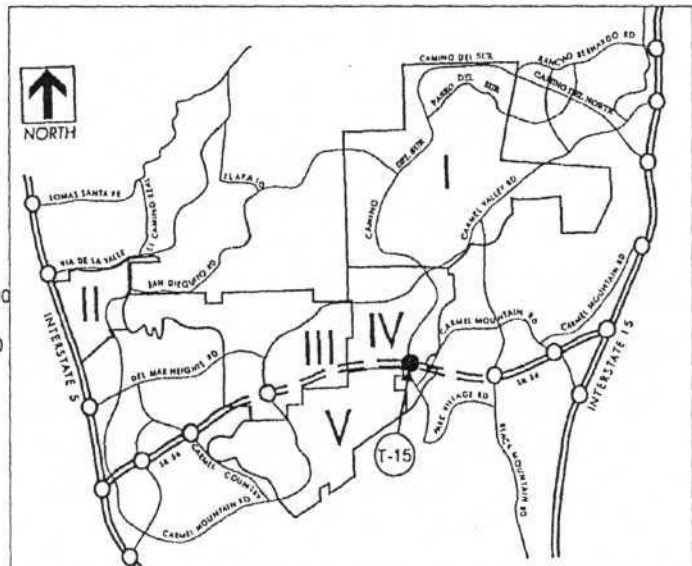
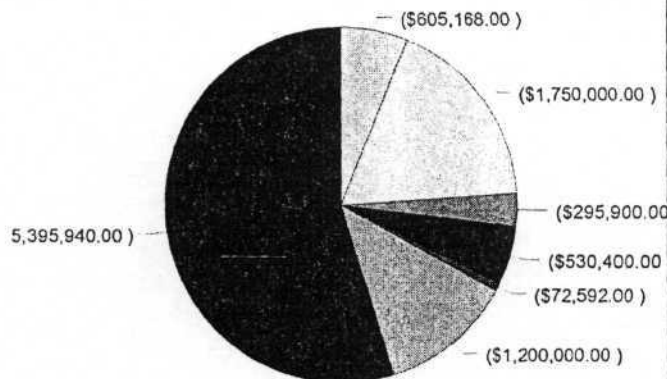
COUNCIL DISTRICT: 1

PROJECT: T-15.2

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2005-2012

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2007	2008	2010	2011	2012
605,168	BMR-FBA (CR)						605,168	
1,750,000	RP-FBA				1,750,000			
295,900	TH-FBA					295,900		
530,400	PHR-FBA							530,400
72,592	DMMA-FBA				72,592			
1,200,000	SANDAG		1,200,000					
5,395,940	UNIDENTIFIED							
<b>9,850,000</b>	<b>TOTAL</b>	<b>0</b>	<b>1,200,000</b>	<b>0</b>	<b>1,822,592</b>	<b>295,900</b>	<b>605,168</b>	<b>530,400</b>



**Description:** This project will provide either at-grade or grade-separated bicycle path interchange facilities along State Route 56. A project study report will identify the actual locations and types facilities needed.

**Justification:** Bicyclists and pedestrians traveling the SR-56 bicycle path and needing to cross through the interchange areas would have to contend with high volumes of conflicting vehicular traffic. The bicycle path facilities to be proposed in the project study report will expedite the movements along the bicycle path through and connecting to the interchange areas.

**Schedule:** Project study report to be completed in FY 2006. Environmental and design to be completed on FY 2007. Construction to be completed as funds become available.

**Development Agreement:** Black Mountain Ranch Limited Partnership and the City are parties to a development agreement which provides that the Black Mountain Ranch (BMR) project will be subject to the inclusion of this project in the Facilities Financing Program only if such inclusion does not now or in the future result in an increase in the fee applicable to the BMR project. The above contribution by BMR is all that can be accommodated without incurring a fee increase to the FBA.

**Cross Ref.:** Torrey Highlands PFFP Project T-11.

**Cross Ref.:** Pacific Highlands Ranch PFFP Project T-1.7.

**Cross Ref.:** Del Mar Mesa PFFP Project 43-26.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL SUR and SR-56 COMPLETE INTERCHANGE LOOPS

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-16

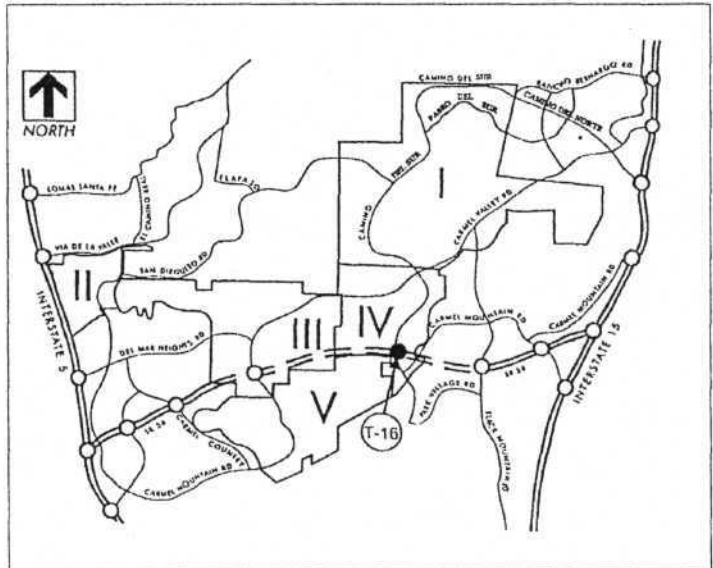
**CIP or JO#:** 52-463.0

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** SEE T-15.1

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0								
0								
0								
0								
0								
0								
0								
0								
0	<b>TOTAL</b>	0	0	0	0	0	0	0



**Description:** Completion of a full grade separated, six-lane (with dual left turn lanes and loops) freeway interchange at the intersection of Camino del Sur and SR-56. This intersection will be built in two phases, with the first phase being a diamond interchange (see project T-15.1) with ramps at all four quadrants of the interchange.

The scope of this project has been moved to project T-15.1.

**Cross Ref.:** Torrey Highlands PFFP Project T-1.3.

**COST AND SCOPE OF WORK INCLUDED IN T-15.1.**

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL SUR and SR-56 PARK & RIDE

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**CIP or JO#:** N/A

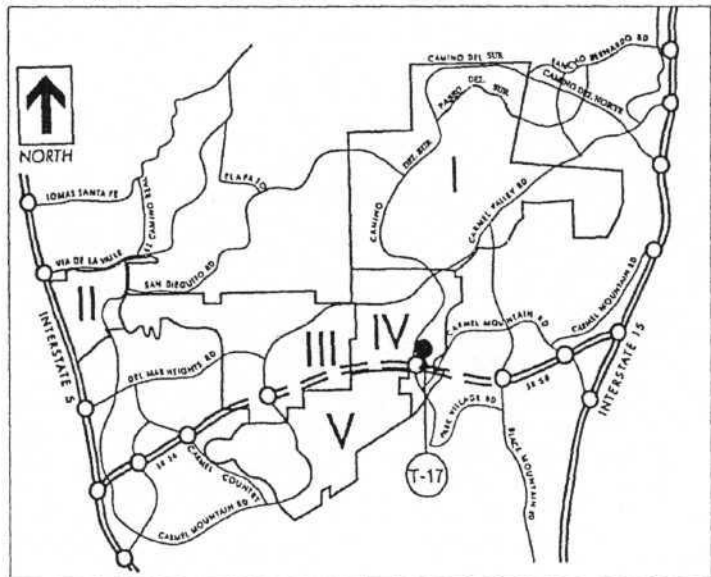
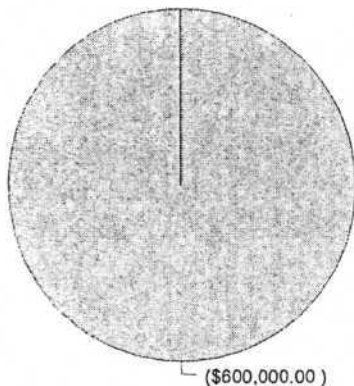
**COUNCIL DISTRICT:** 1

**PROJECT:** T-17

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2008

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2008				
0	TH - FBA							
0								
0								
600,000				600,000				
0								
0								
0								
600,000	<b>TOTAL</b>	0	0	600,000	0	0	0	0



**Description:** Provide for the design and construction of a one-acre park and ride facility to accommodate 100 cars near the SR-56/Camino del Sur interchange.

**Cross Ref.:** Torrey Highlands PFFP Project T-2.3.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CARMEL VALLEY ROAD at I-5

(southbound ramp and extension of right turn lane on El Camino Real)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-18

**CIP or JO#:**

**COUNCIL DISTRICT:** 1

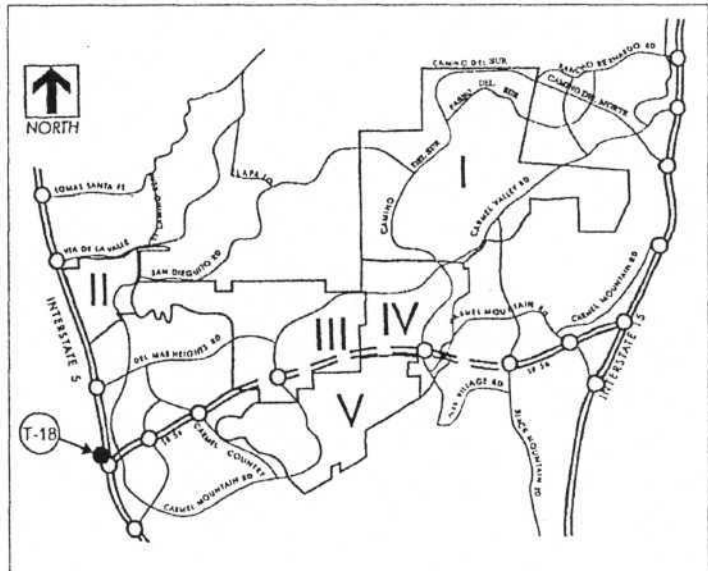
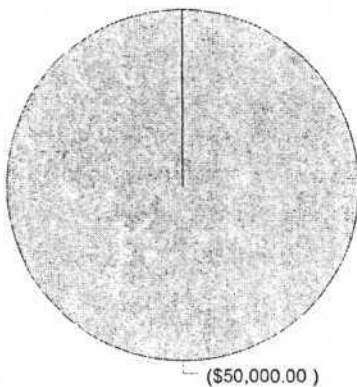
**COMMUNITY PLAN:**

Black Mountain Ranch

**PROJECT YEAR:**

**COMPLETED**

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0								
0								
0								
0								
0								
50,000	CALTRANS	50,000						
0								
50,000	<b>TOTAL</b>	50,000	0	0	0	0	0	0



**Description:** Modify traffic signal at the southbound I-5 ramp at Carmel Valley Road for split phasing and restripe intersection for a westbound shared left and through lane.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Note:** This project was completed by Caltrans prior to the commencement of construction within BMR.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CARMEL VALLEY ROAD (SR-56 east to Via Abertura - First Phase Improvements)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-19

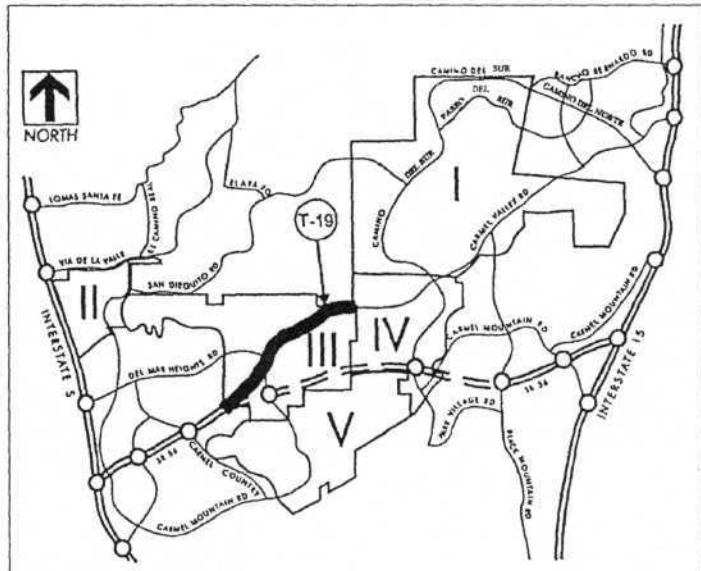
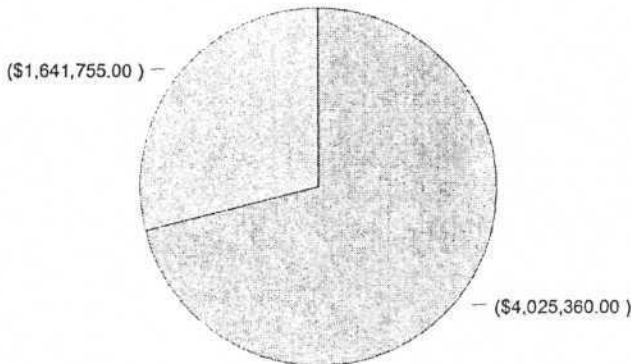
**CIP or JO#:** 292754

**COUNCIL DISTRICT:** I

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
4,025,360	BMR-FBA (CR)	4,001,972	23,388					
1,641,755	SUBDIVIDER	1,641,755						
0	DEV. ADVANCE	23,388	(23,388)					
0								
0								
0								
0								
0								
5,667,115	<b>TOTAL</b>	<b>5,667,115</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description** Design and construct interim widening of existing Carmel Valley Road from existing SR-56 to Via Abertura as a two-lane facility. (See companion project T-21.1 and T-21.2). Includes traffic signal at Rancho Santa Fe Farms Road.

**Funding:** Reimbursement from development within Pacific Highlands Ranch occurred as development occurred within this community. Prorata funding distribution was based on the share of traffic contributed by each community.

**Subdividers:** Seabreeze Farms, Pardee Homes, and Catholic High School = \$1,380,000  
Santaluz = \$261,755

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

**Note:** Developer Advance was provided by Santaluz.

**Cross Ref.:** Pacific Highlands Ranch PFFP Project T-4.1.



# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CARMEL VALLEY ROAD (Del Mar Heights Road east to Via Abertura - 4 Lanes)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-20

**CIP or JO#:**

**COUNCIL DISTRICT:** 1

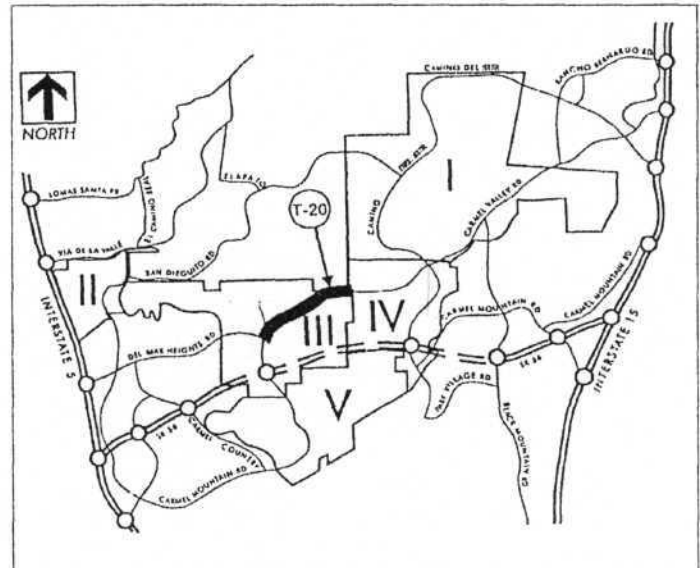
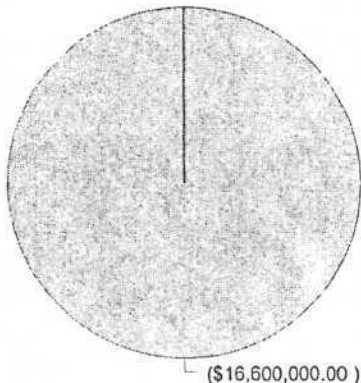
**COMMUNITY PLAN:**

Black Mountain Ranch

**PROJECT YEAR:**

2006 - 2013

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008	2013	
0	DEV. ADV. PHR-FBA	12,507,000	1,093,000	(1,587,000) 1,587,000	(6,000,000) 6,000,000	(6,013,000) 6,013,000	3,000,000	
0								
0								
16,600,000								
0								
0								
0								
16,600,000	<b>TOTAL</b>	12,507,000	1,093,000	0	0	0	3,000,000	0



**Description:** Design and construct Carmel Valley Road from Del Mar Heights Road to Via Abertura as a four-lane facility.

This project is presented for information only. This project is to be funded entirely through the Pacific Highlands Ranch (PHR) FBA. In the event that facility is not available or assured as required by the Black Mountain Ranch (BMR) transportation phasing plan, BMR subdividers may be required to advance this facility and obtain reimbursement from PHR FBA.

**Justification:** This facility is required to accommodate traffic generated by new development in BMR and surrounding communities as well as existing sub-regional traffic needs.

**Note:** Developer Advance provided by Pardee.

**Cross Ref.:** Pacific Highlands Ranch PFFP Project T-4.3 & T-4.4.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CARMEL VALLEY ROAD (Via Abertura to Camino del Sur - 2 Lanes)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-21.1

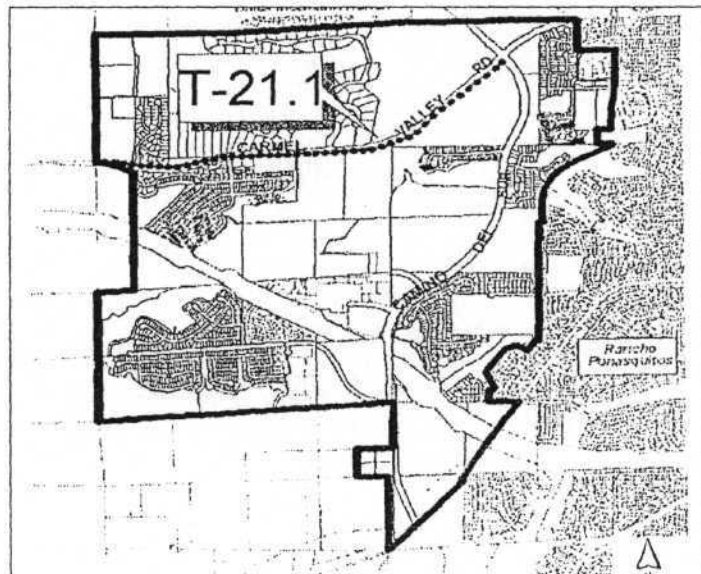
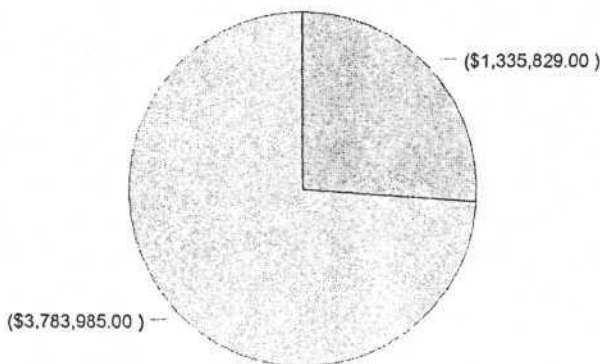
**CIP or JO#:** 292754

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
1,335,829	BMR-FBA (CR)	1,320,156	15,673					
3,783,985	SUBDIVIDER	3,783,985						
0	DEV. ADVANCE	15,673	(15,673)					
0								
0								
0								
0								
5,119,814	<b>TOTAL</b>	<b>5,119,814</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct Carmel Valley Road from Via Abertura to Camino del Sur as a two-lane interim facility. (See companion project T-21.2).

**Funding:** Water main improvements were constructed as a subdivider improvement.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

**Note.:** Developer Advance was provided by Santaluz.

**Cross Ref.:** Torrey Highlands PFFP Project T-4.1.

**COST INCLUDES T-23.**



# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CARMEL VALLEY ROAD (Camino del Sur to Black Mountain Road - 2 Lanes)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-21.2

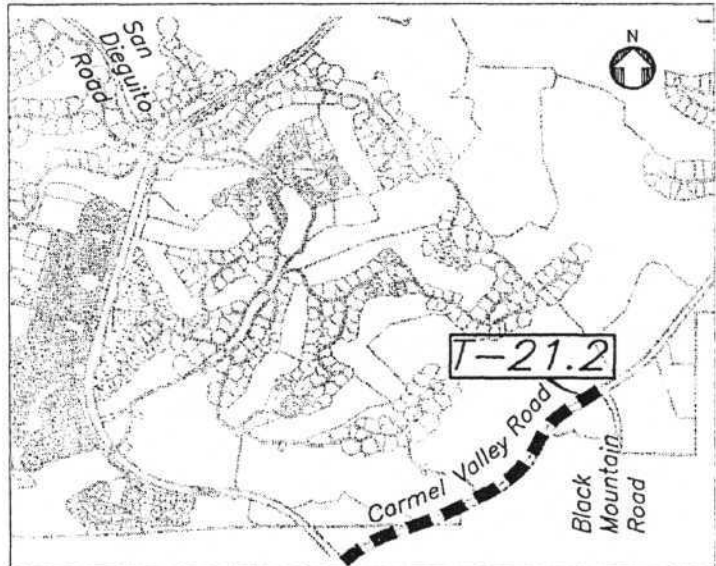
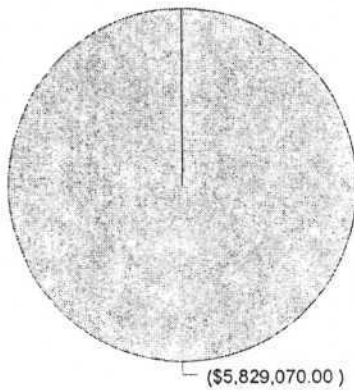
**CIP or JO#:** 292754

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
5,829,070	BMR-FBA (CR)	5,760,681	68,389					
0								
0	DEV. ADVANCE	68,389	(68,389)					
0								
0								
0								
0								
0								
5,829,070	<b>TOTAL</b>	<b>5,829,070</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct Carmel Valley Road from Camino del Sur to Black Mountain Road as a two-lane interim facility including traffic signal at Black Mountain Road. (See companion project T-21.1).

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

**Note.:** Developer Advance was provided by Santaluz.

**Cross Ref.:** Torrey Highlands PFFP Project T-4.2.

**COST INCLUDES T-24.**

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CARMEL VALLEY ROAD (Widen to Four Lanes: Via Abertura east to Camino del Sur)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-22.1

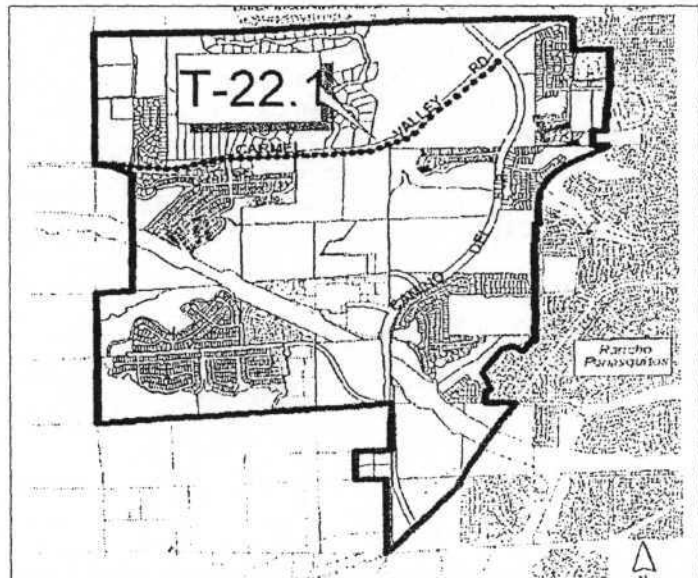
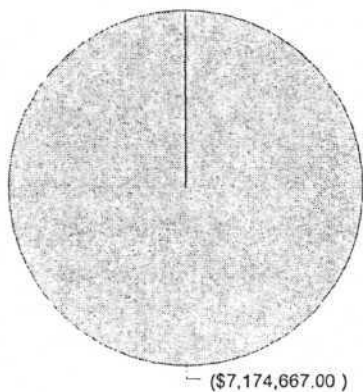
**CIP or JO#:**

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2004 - 2008

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008		
0								
0								
0								
7,174,667	TH-FBA	2,674,667				4,500,000		
0								
0								
0								
7,174,667	<b>TOTAL</b>	2,674,667	0	0	0	4,500,000	0	0



**Description:** Design and construct two additional travel lanes for Carmel Valley Road. This widening shall occur in two increments. The first increment requires the widening along the frontage of Torrey del Mar development. The second increment completes the remainder of the widening. (See companion project T-22.2). Timing of each increment of widening will be based on the transportation phasing plan for Torrey Highlands.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

**Cross Ref.:** Torrey Highlands PFFP Project T-4.3.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CARMEL VALLEY ROAD (Widen to Four Lanes: Camino del Sur to Black Mountain Road)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-22.2

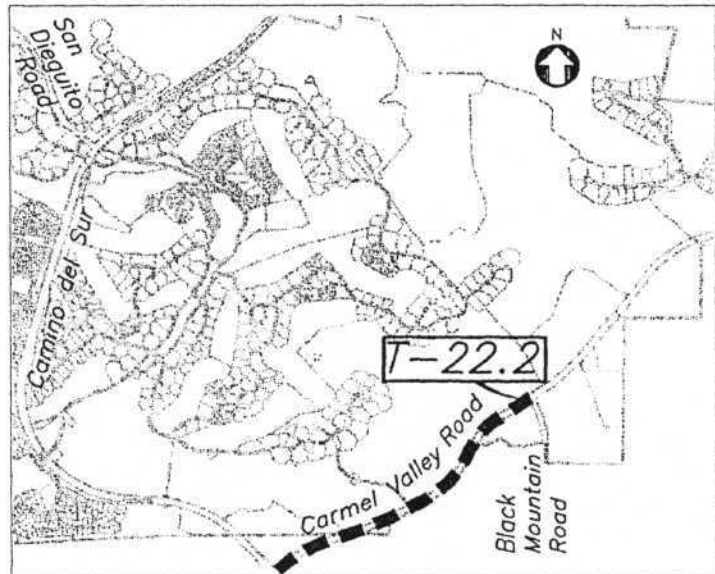
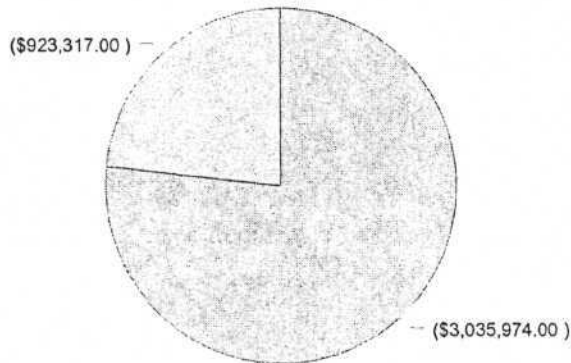
**CIP or JO#:** 292754

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2000 - 2009

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2005	2006	2007	2008	2009
3,035,974	BMR-FBA CR)	3,000,355	35,619					
0								
0	DEV. ADVANCE	35,619	(35,619)					
923,317	TH - FBA						122,815	800,502
0								
0								
<b>3,959,291</b>	<b>TOTAL</b>	<b>3,035,974</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>122,815</b>	<b>800,502</b>



**Description:** Design and construct two additional travel lanes for Carmel Valley Road. This widening shall occur in two increments. The first increment occurred at each end of this reach to accommodate intersection requirements. The second increment extends the widening in the middle portion of this roadway. Timing of each increment of widening will be based on the Transportation Phasing Plan for Torrey Highlands. (See companion project T-22.1).

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

**Note.:** Developer Advance for the first increment was provided by Santaluz.

**Cross Ref.:** Torrey Highlands PFFP Project T-4.4.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CARMEL VALLEY ROAD WEST WILDLIFE CROSSING (Via Abertura east to Camino del Sur)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-23

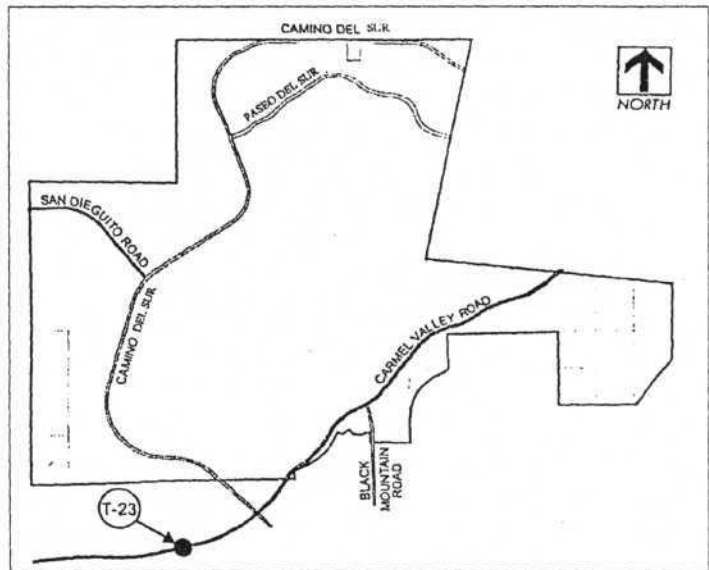
**CIP or JO#:** N/A

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** SEE T-21.1

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0								
0								
0								
0								
0								
0								
0								
0								
0	<b>TOTAL</b>	0	0	0	0	0	0	0



**Description:** Design and construct a large span bridge beneath Carmel Valley Road to provide for an open space linkage and to accommodate a regional wildlife corridor. The construction of this crossing occurred concurrent with the construction Carmel Valley Road. The scope of work for this project is now included in project T-21.1.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

**Cross Ref.:** Torrey Highlands PFFP Project T-4.1.

**COST INCLUDED IN T-21.1.**

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CARMEL VALLEY ROAD WEST WILDLIFE CROSSING WIDENING

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-24

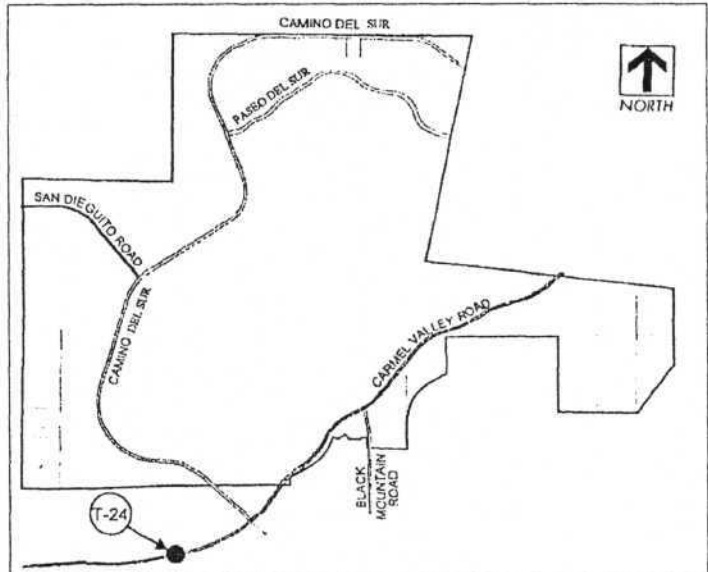
**CIP or JO#:**

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** SEE T-21.2

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0								
0								
0								
0								
0								
0								
0								
0	<b>TOTAL</b>	0	0	0	0	0	0	0



**Description:** Design and construct a large span bridge beneath Carmel Valley Road to provide for an open space linkage and to accommodate a regional wildlife corridor. The construction of this crossing occurred concurrent with the construction of Carmel Valley Road. The scope of work for this project is now included in project T-21.1.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

**COST INCLUDED IN T-21.2.**

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CARMEL VALLEY ROAD (Black Mountain Road east to Camino Crisalida - 4 Lanes)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-25

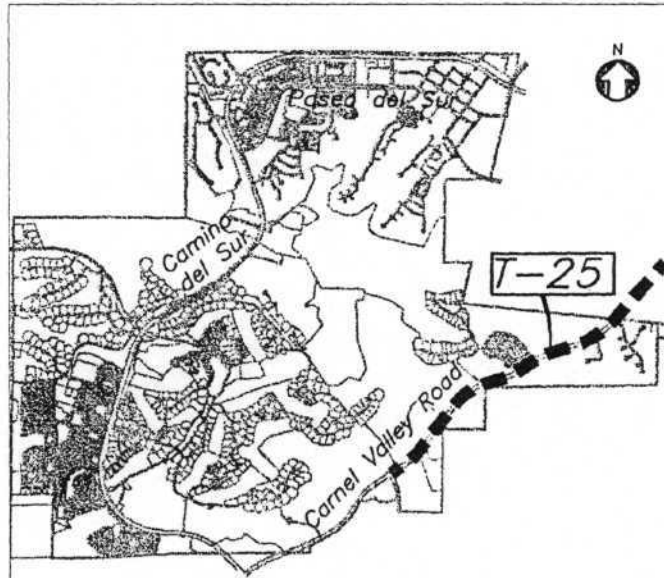
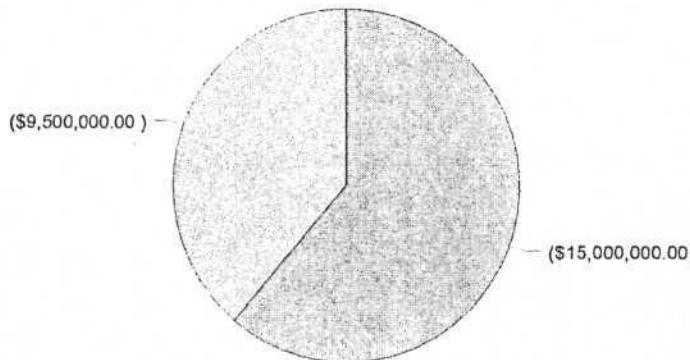
**CIP or JO#:**

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2004-2010

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2008	2010	2012	2013
15,000,000	BMR-FBA (CR)				3,000,000		6,100,000	5,900,000
9,500,000	SUBDIVIDER	1,000,000	8,500,000					
0	DEV ADVANCE			3,000,000	(3,000,000)	12,000,000	(6,100,000)	(5,900,000)
0								
0								
0								
0								
24,500,000	<b>TOTAL</b>	<b>1,000,000</b>	<b>8,500,000</b>	<b>3,000,000</b>	<b>0</b>	<b>12,000,000</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct Carmel Valley Road from Black Mountain Road east to Camino Crisalida as a four-lane facility within a six-lane right-of-way. Project includes funds to relocate existing water mains (i.e. Rancho Bernardo pipeline) in the area into the right-of-way for this project.

The funding source listed above as "subdivider" is the developer of 4S Ranch, which is located in the County of San Diego.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CARMEL VALLEY RD EAST WILDLIFE CROSSING (btwn Blk Mtn Rd & Cm Crisalida - 4 Lanes)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-27

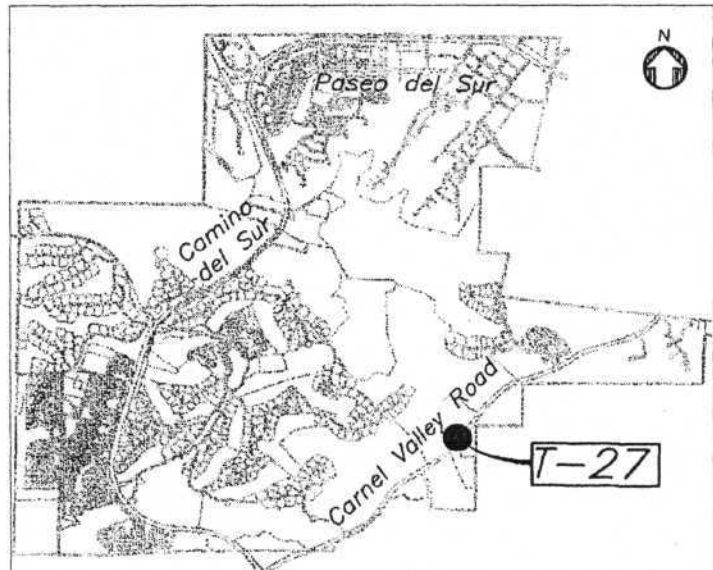
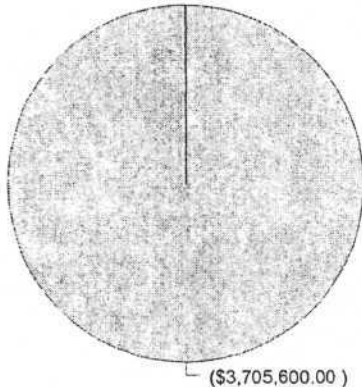
**CIP or JO#:**

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2010

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2010	2011	2012		
3,705,600	BMR-FBA (CR)				300,000	3,405,600		
0	DEV. ADVANCE			3,705,600	(300,000)	(3,405,600)		
0								
0								
0								
0								
0								
3,705,600	<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>3,705,600</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct a large span bridge beneath Carmel Valley Road to provide for an open space linkage and to accommodate a regional wildlife corridor. The construction of this crossing will occur concurrent with the construction of Carmel Valley Road.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.



# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** EL CAMINO REAL at SAN DIEGUITO ROAD INTERSECTION IMPROVEMENTS

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-28

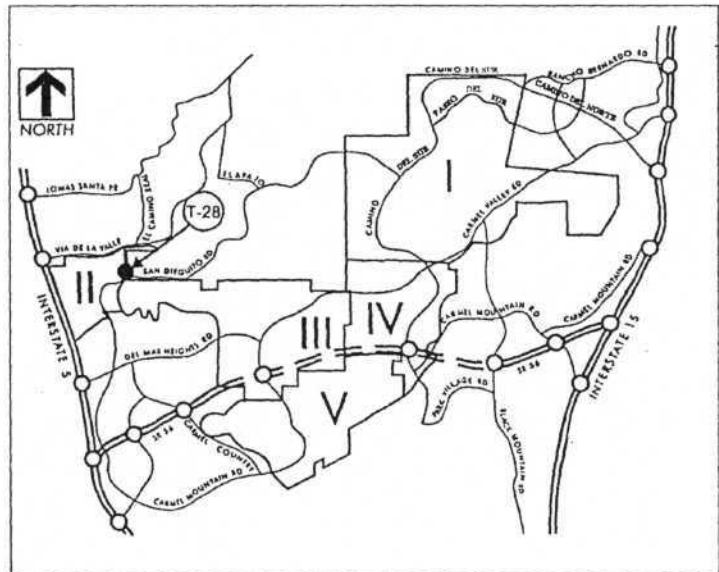
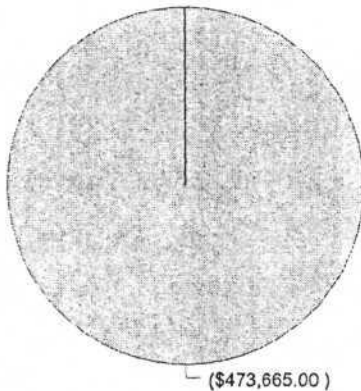
**CIP or JO#:** 292754

**COUNCIL DISTRICT:** I

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
473,665	BMR-FBA (CR)	473,665						
0								
0								
0								
0								
0								
0								
473,665	<b>TOTAL</b>	<b>473,665</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Widen the westbound approach on San Dieguito Road at El Camino Real to provide a shared left and right turn lane. Modify existing traffic signal as necessary.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Road and surrounding communities as well as existing sub-regional traffic needs.

**Cross Ref.:** Pacific Highlands Ranch PFFP Project T-12.1.



# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** EL CAMINO REAL WIDENING (Half Mile Drive north to San Dieguito Road - add 2 lanes)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-29.1

**CIP or JO#:**

**COUNCIL DISTRICT:** 1

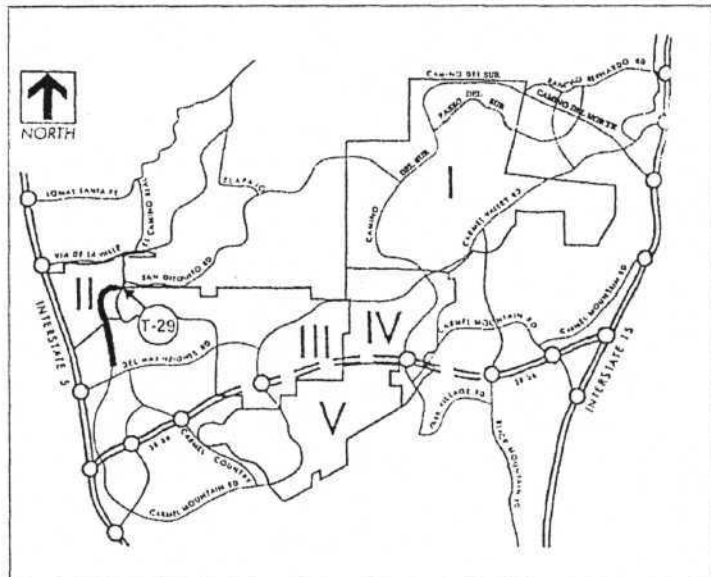
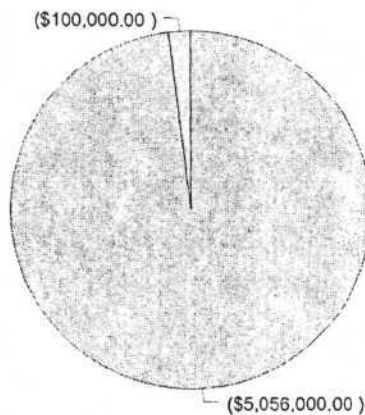
**COMMUNITY PLAN:**

Black Mountain Ranch

**PROJECT YEAR:**

2003 - 2014

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008	2014	
5,056,000	BMR-FBA (CR)	4,256,000					800,000	
0								
0								
100,000	OTHERS		100,000					
0								
0								
0								
5,156,000	<b>TOTAL</b>	<b>4,256,000</b>	<b>100,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>800,000</b>	<b>0</b>



**Description:** Complete construction of existing El Camino Real between Half Mile Drive and San Dieguito Road as a four-lane major street within the existing grading right-of-way. Estimated cost includes environmental analysis and alignment studies for the entire length of El Camino Real, i.e. from Half Mile Drive to Via De La Valle.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

**Others:** Pardee, a developer in Pacific Highlands Ranch, is obligated to \$100,000 for wildlife undercrossing associated with El Camino Real.

**Note:** Costs in FY 2014 represent construction of curb, gutter and sidewalk on west side of roadway. These improvements would normally be installed by fronting property owner. The FBA will fund these improvements should the fronting property remain undeveloped at that time.

**Cross Ref.:** Pacific Highlands Ranch PFFP Project T-12.2.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** EL CAMINO REAL WIDENING (San Dieguito Road north to Via de la Valle - add 2 lanes)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**CIP or JO#:** 52-479.0

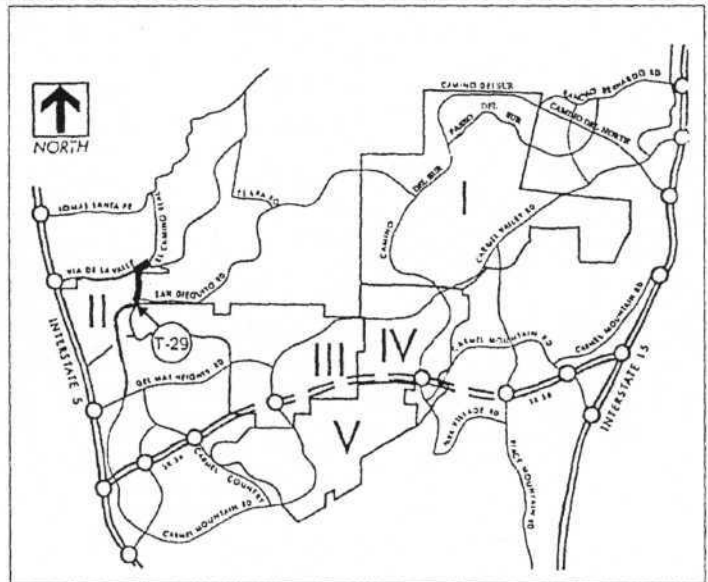
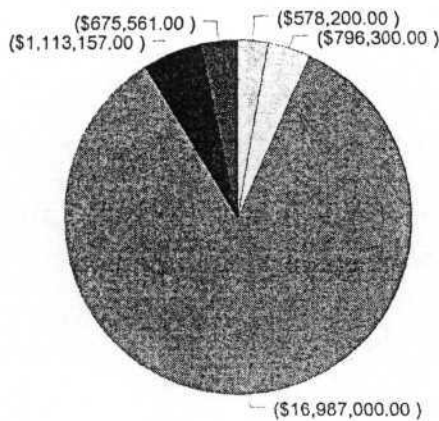
**COUNCIL DISTRICT:** 1

**PROJECT:** T-29.2

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2004 - 2008

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008		
578,200	BMR-FBA (CR)					578,200		
0								
0	DEV. ADVANCE			578,200		(578,200)		
796,300	PHR-FBA					796,300		
16,987,000	OTHERS		10,000,000	6,987,000				
1,113,157	SUBDIVIDER	1,113,157						
675,561	DIF-FRCC	675,561						
<b>20,150,218</b>	<b>TOTAL</b>	<b>1,788,718</b>	<b>10,000,000</b>	<b>7,565,200</b>	<b>0</b>	<b>796,300</b>	<b>0</b>	<b>0</b>



**Description:** Reconstruct existing El Camino Real between San Dieguito Road and Via De La Valle as a four-lane major street and construct a 900-foot taper on Via de la Valle from El Camino Real West eastbound. Replace the existing El Camino Real bridge over the San Dieguito River with a new four-lane bridge. Widening of Via de la Valle to four lanes between West El Camino Real and East El Camino Real. (See companion project T-29.1).

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs. All prorata distribution shall be based on the share of traffic contribution by each community or project.

**Subdivider/Others:**

Del Mar Highlands Estates obligated to fund \$1,113,157 for El Camino Real improvements.

HBRR = Highway Bridge Replacement/Repair fund \$10,000,000.

RTIP = Regional Transportation Improvement Program= \$6,987,000.

FRCC = Fairbanks Ranch Country Club.

**Cross Ref.:** Pacific Highlands Ranch PFFP Project T-12.3.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** EL CAMINO REAL (Studies to support EIS/EIR)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-29.3

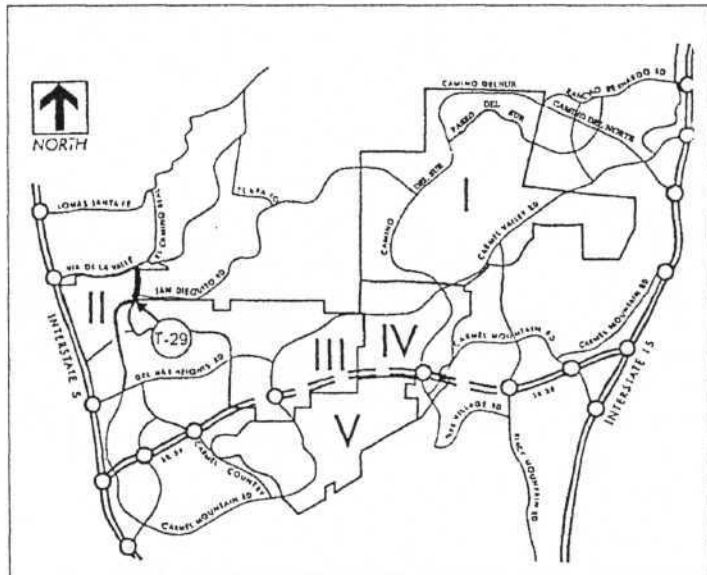
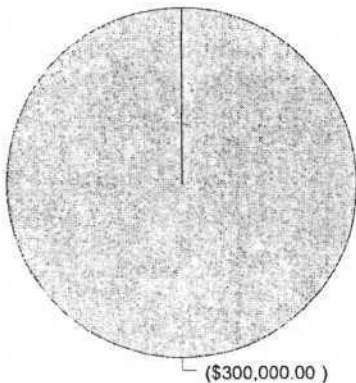
**CIP or JO#:**

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2006

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008		
300,000	BMR-FBA (CR)					300,000		
0								
0	DEV. ADVANCE			300,000		(300,000)		
0								
0								
0								
0								
0								
300,000	<b>TOTAL</b>	0	0	300,000	0	0	0	0



**Description:** In conjunction with companion project T-29.2 provide supplemental funding for El Camino Real studies to support the EIS/EIR for this project.

**Justification:** This project will pay for the engineering support for the environmental document necessary for project T-29.2.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** VIA DE LA VALLE WIDENING (West El Camino Real to San Andres Dr - add 2 Lanes)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-32.1

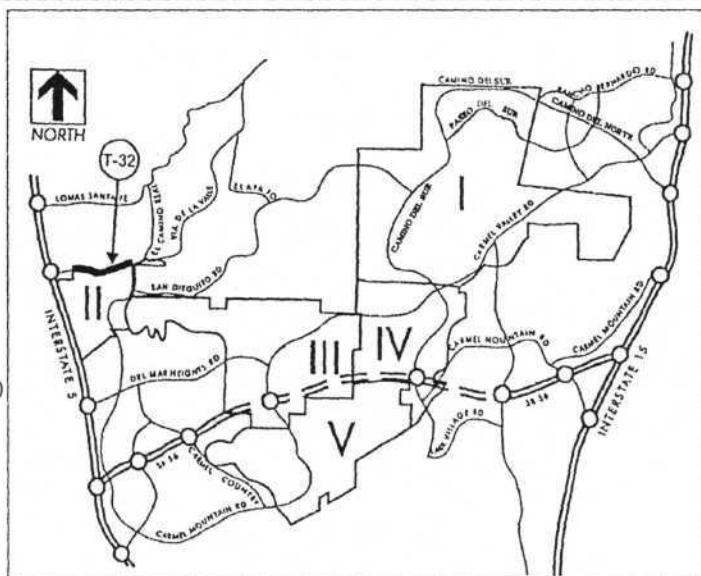
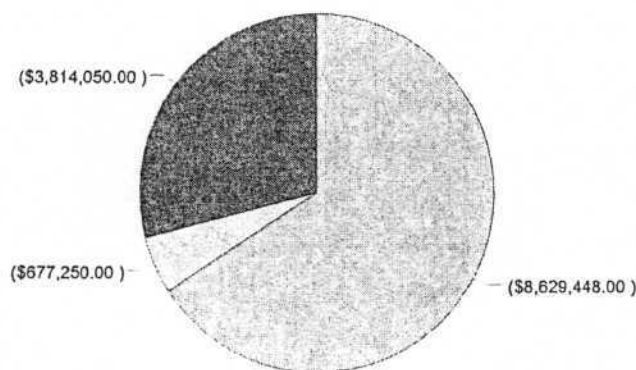
**CIP or JO#:** N/A

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2002 - 2008

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008		
8,629,448	BMR-FBA (CR)					8,629,448		
0								
0	DEV.ADVANCE		1,808,700		(1,808,700)			
677,250	PHR-SUBD.	677,250						
3,814,050	OTHERS				3,814,050			
0								
0								
13,120,748	<b>TOTAL</b>	<b>677,250</b>	<b>1,808,700</b>	<b>0</b>	<b>2,005,350</b>	<b>8,629,448</b>	<b>0</b>	<b>0</b>



**Description:** Reconstruct existing Via De La Valle between San Andres Drive and El Camino Real West to four-lane major street standards to accommodate existing and projected sub-regional traffic. Modify signals at San Andres Drive and El Camino Real West as required and relocate existing overhead utilities to underground locations. Restripe Via De La Valle between San Andres Drive and I-5 to six lanes.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Others:**

Del Mar Highlands Estates obligated to total of \$677,250 for Via De La Valle improvements.

Property owners within Subarea II with street frontage on El Camino Real, Verde Del Mar (TM 92-0430), Lomas Santa Fe/Via de la Valle Specific Plan/Carmel Valley North obligation for north half of improvements fronting Via de la Valle Specific Plan, and the 22nd Agricultural District.

**Note:** Developer Advance is anticipated by BMR LLC. Reimbursement to come from property owners fronting Via de la Valle if and when they develop. If the BMR FBA advances a portion of the cost of this project, the fronting property owners, when they develop, will reimburse the FBA.

**Cross Ref.:** Pacific Highlands Ranch PFFP Project T-13.

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE:** VIA DE LA VALLE (Retaining Walls for bike path)

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-32.2

CIP or JO#: N/A

COUNCIL DISTRICT: 1

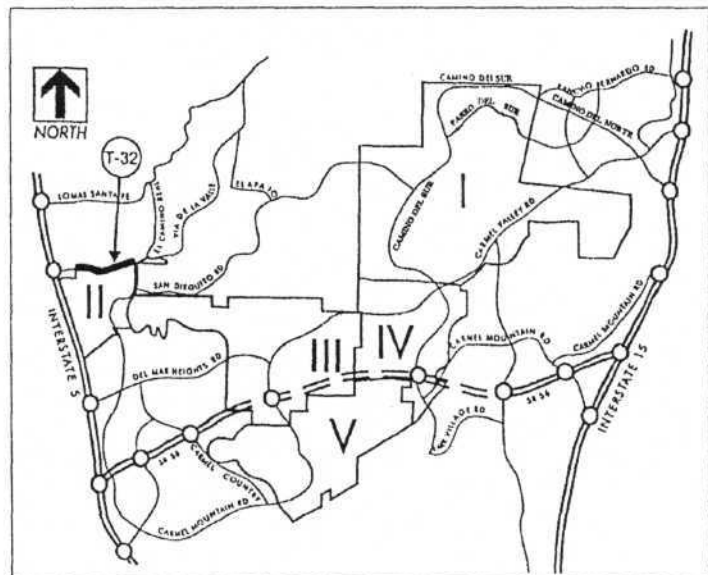
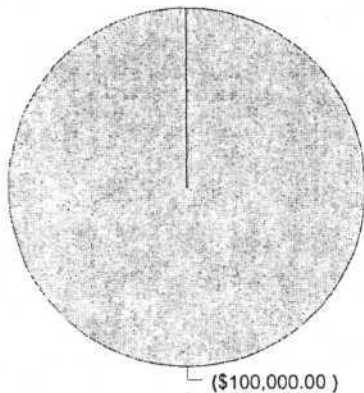
COMMUNITY PLAN:

### Black Mountain Ranch

PROJECT YEAR:

2006

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008		
100,000	BMR-FBA (CR)					100,000		
0								
0	DEV.ADVANCE			100,000		(100,000)		
0								
0								
0								
0								
0								
100,000	TOTAL	0	0	100,000	0	0	0	0



**Description:** Provide supplemental funding for the construction of retaining walls along the new bike path on Via de la Valle.

**Justification:** Construction of a new bike path along Via de la Valle is an existing CIP (CIP No. 58-077.0) project. Black Mountain Ranch is providing supplemental funding to assure completion of this project in a timely manner.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL SUR (Bing Crosby Drive east to City Limits - 4 Lanes)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-34

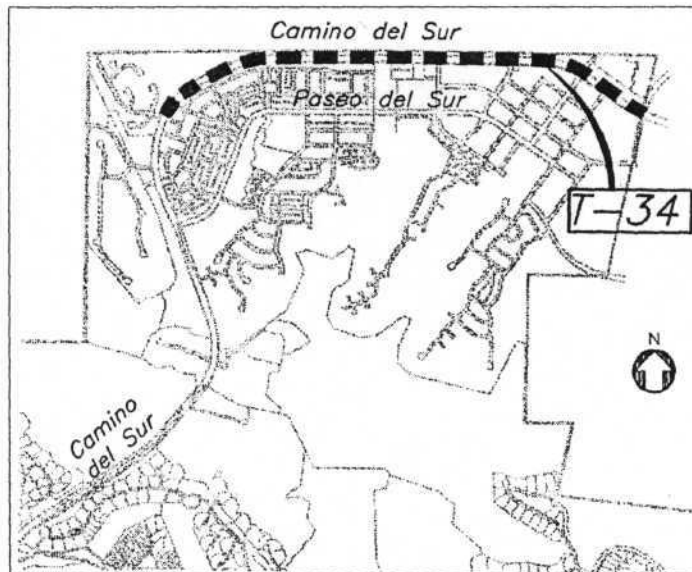
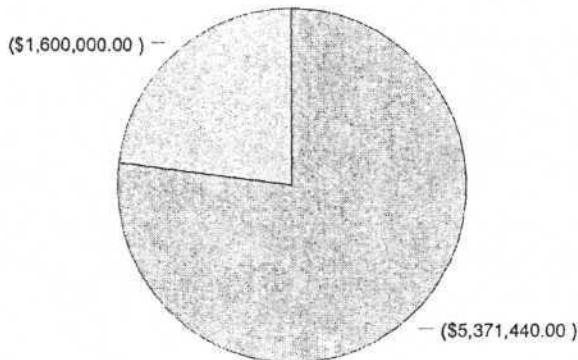
**CIP or JO#:**

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2001 - 2009

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2009	2010			
5,371,440	BMR-FBA (CR)				5,371,440			
1,600,000	SUBDIVIDER	1,600,000						
0	DEV. ADVANCE			5,371,440	(5,371,440)			
0								
0								
0								
0								
0								
<b>6,971,440</b>	<b>TOTAL</b>	<b>1,600,000</b>	<b>0</b>	<b>5,371,440</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct a four-lane major roadway within a six-lane right-of-way from Bing Crosby Drive east to 4S Ranch within Black Mountain Ranch (BMR).

The funding source listed above as "Subdivider" consists of the developers of Sante Fe Valley and/or 4S Ranch, which are Ranch located in the County of San Diego.

**Justification:** This facility is required to accommodate traffic generated by new development in BMR and surrounding communities as well as existing sub-regional traffic needs.



# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL NORTE (City Limit East to 4S Parkway - 4 Lanes)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-35

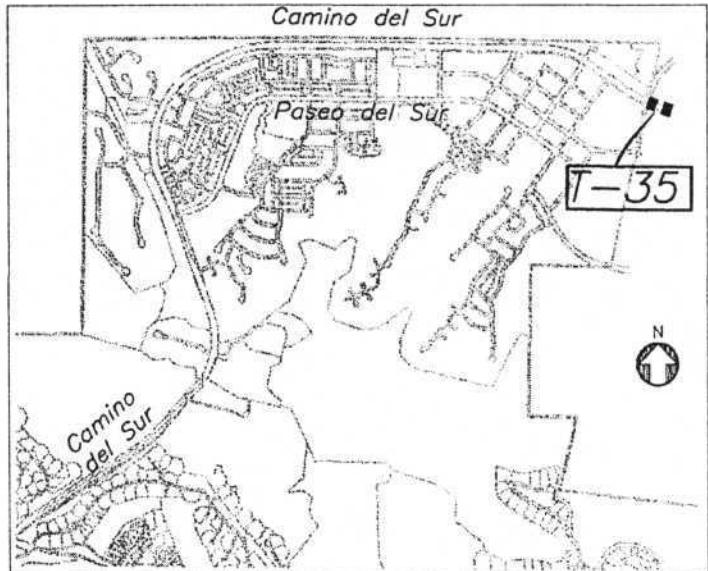
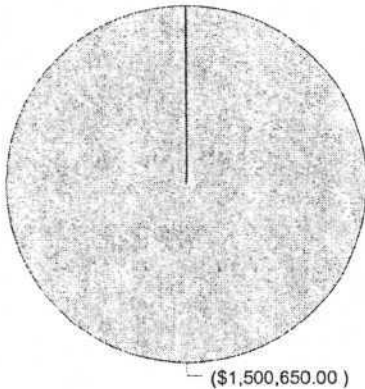
**CIP or JO#:**

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0	SUBDIVIDER	1,500,650						
1,500,650								
0								
0								
0								
0								
1,500,650	<b>TOTAL</b>	<b>1,500,650</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct a four-lane major roadway for Camino Del Norte eastward from the Black Mountain Ranch (BMR) boundary to 4S Parkway.

The funding source listed above as "Subdivider" consisted of the developers of Sante Fe Valley and/or 4S Ranch, which are located in the County of San Diego.

**Justification:** This facility is required to accommodate traffic generated by new development in BMR and surrounding communities as well as existing sub-regional traffic needs.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL NORTE (4S Parkway east to Camino San Bernardo - 4 lanes)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-36

**CIP or JO#:**

**COUNCIL DISTRICT:** 1

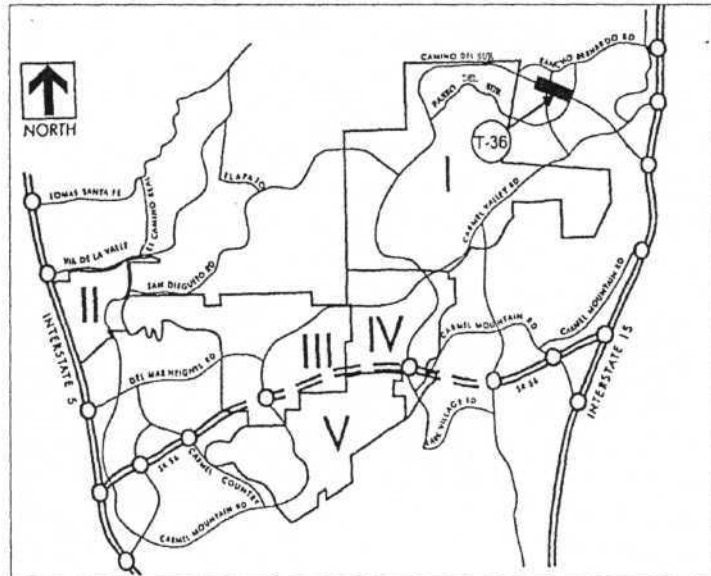
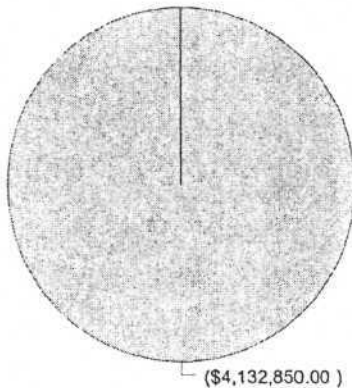
**COMMUNITY PLAN:**

Black Mountain Ranch

**PROJECT YEAR:**

**COMPLETED**

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP						
0	SUBDIVIDER	4,132,850							
4,132,850									
0									
0									
0									
0									
4,132,850	<b>TOTAL</b>	<b>4,132,850</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct a four-lane roadway for Camino Del Norte between the 4S Parkway and Camino San Bernardo.

The funding source listed above as "Subdivider" consisted of the developers of Sante Fe Valley and/or 4S Ranch, which are located in the County of San Diego.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.



# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO DEL NORTE AT BERNARDO CENTER DRIVE INTERSECTION IMPROVEMENTS

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-37

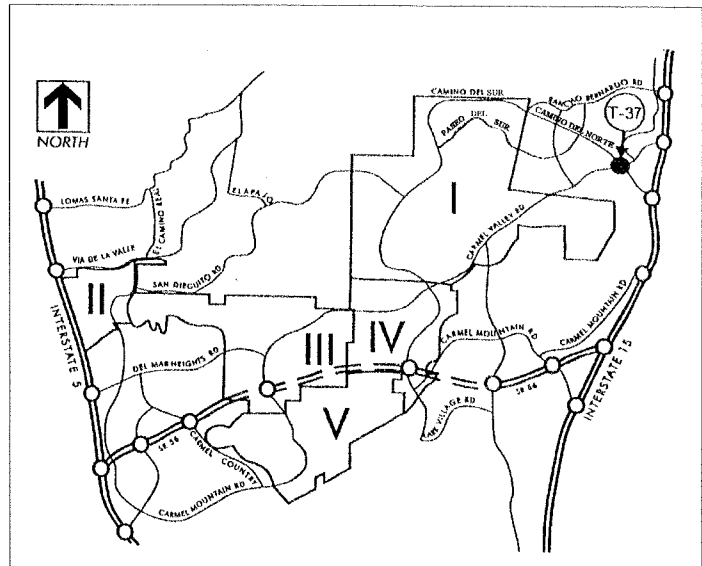
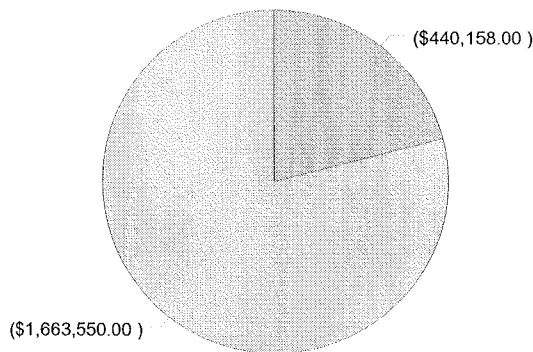
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2009

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2009				
440,158	BMR-FBA (CR)			440,158				
1,663,550	SUBDIVIDER			1,663,550				
0								
0								
0								
0								
<b>2,103,708</b>	<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>2,103,708</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct improvements at the intersection of Camino Del Norte and Bernardo Center Road including dual left turns from each approach and full use of the through lanes. Provide right turn lane for westbound to northbound movement. Provide pedestrian bridge over Camino Del Norte.

Subdivider funding subject to private agreements between the developers of Black Mountain Ranch (BMR) and developers in Santa Fe Valley and 4S Ranch in the County of San Diego.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE: CAMINO DEL NORTE AT I-15 RAMP IMPROVEMENTS**

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

CIP or JO#:

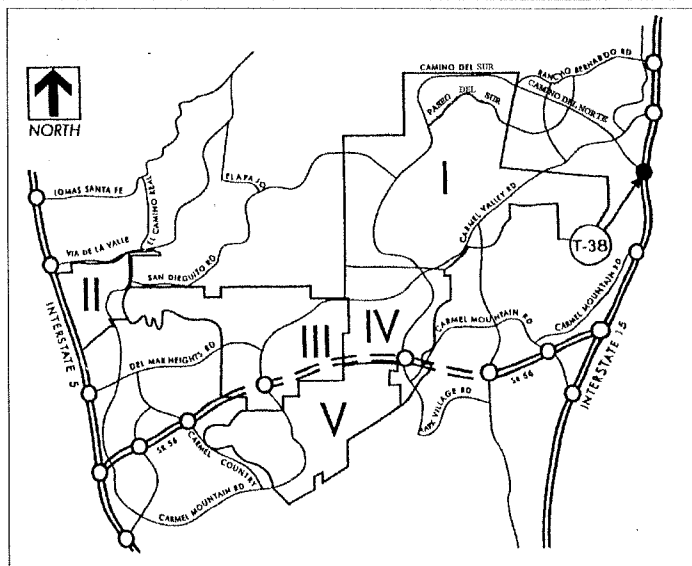
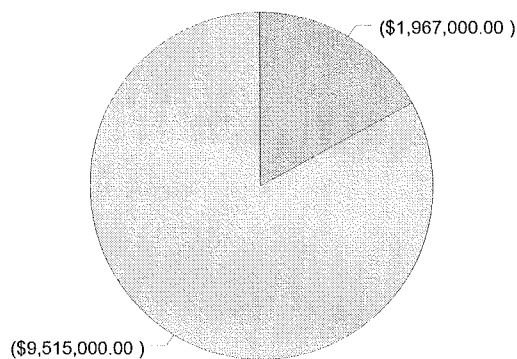
COUNCIL DISTRICT: 1

PROJECT: T-38

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2009

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2008	2010	2011		
1,967,000	BMR-FBA (CR)				1,350,000	617,000		
9,515,000	SUBDIVIDER			9,515,000				
0	DEV. ADVANCE			1,967,000	(1,350,000)	(617,000)		
0								
0								
0								
<b>11,482,000</b>	<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>11,482,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct improvements to the interchange at I-15 and Camino Del Norte to achieve dual left turn lanes from Camino Del Norte entering I-15 and selected ramp widenings.

Subdivider funding subject to private agreements between the developers in Sante Fe Valley and 4S Ranch in the County of San Diego.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**Note:** Developer Advance is anticipated by BMR LLC.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** RANCHO BERNARDO ROAD WIDENING (West Bernardo Drive east to I-15 - add 2 lanes)

**DEPARTMENT:** ENGINEERING AND DEVELOPMENT

**PROJECT:** T-39

**CIP or JO#:**

**COUNCIL DISTRICT:** I

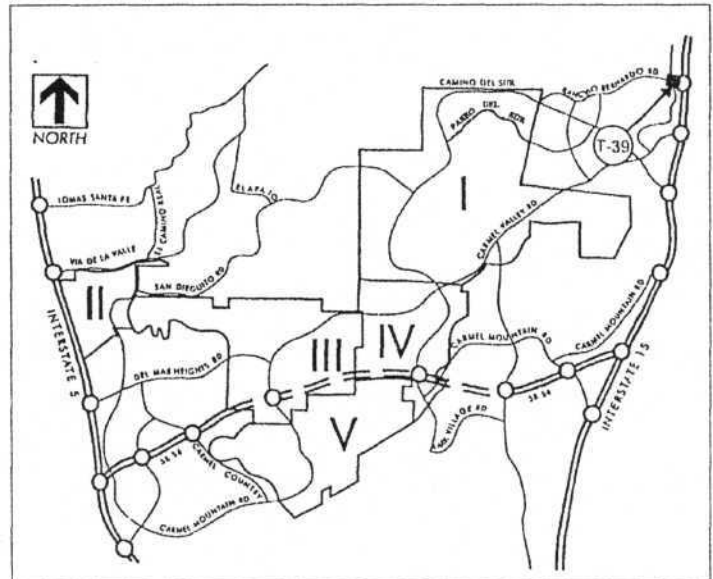
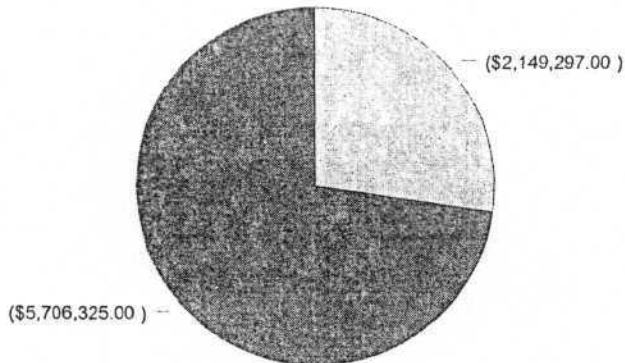
**COMMUNITY PLAN:**

Black Mountain Ranch

**PROJECT YEAR:**

**COMPLETED**

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
2,149,297	BMR-FBA	2,149,297						
5,706,325	SUBDIVIDER	5,706,325						
0								
0								
0								
0								
7,855,622	<b>TOTAL</b>	<b>7,855,622</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct the addition of two lanes to the existing four-lane portion of Rancho Bernardo Road between west Bernardo Road and I-15 southbound ramps to attain the six-lane major cross section identified in the adopted community plan.

Subdivider funding subject to private agreements between the developers of Black Mountain Ranch (BMR) and developers in Sante Fe Valley and 4S Ranch in the County of San Diego.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

**COST INCLUDES** T-41 AND T-42.

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE: RANCHO BERNARDO ROAD WIDENING (I-15 east to Bernardo Center Drive - add 2 lanes)**

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-40

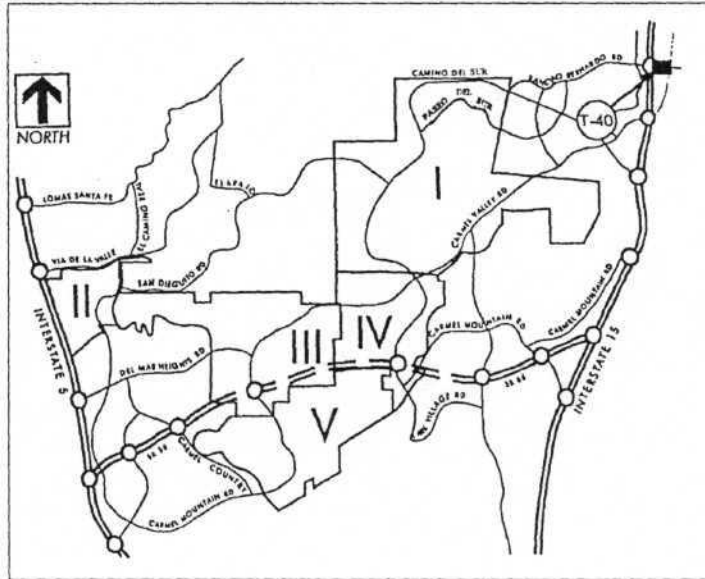
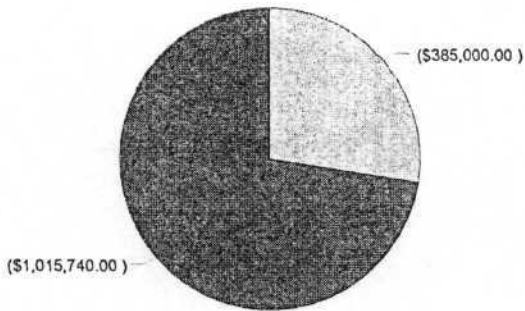
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2009

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP		2009	2010		
385,000	BMR-FBA (CR)					385,000		
1,015,740	SUBDIVIDER				1,015,740			
0	DEV. ADVANCE				385,000	(385,000)		
0								
0								
0								
0								
0								
1,400,740	TOTAL	0	0	0	1,400,740	0	0	0



**Description:** Design and construct the addition of two lanes to the existing four-lane portion of Rancho Bernardo Road between the I-15 northbound ramps and Bernardo Center Drive to attain the six-lane major cross section identified in the adopted community plan.

Subdivider funding subject to private agreements between the developers of Black Mountain Ranch (BMR) and developers in Sante Fe Valley and 4S Ranch in the County of San Diego.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** RANCHO BERNARDO ROAD AT I-15 RAMP IMPROVEMENTS

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-41

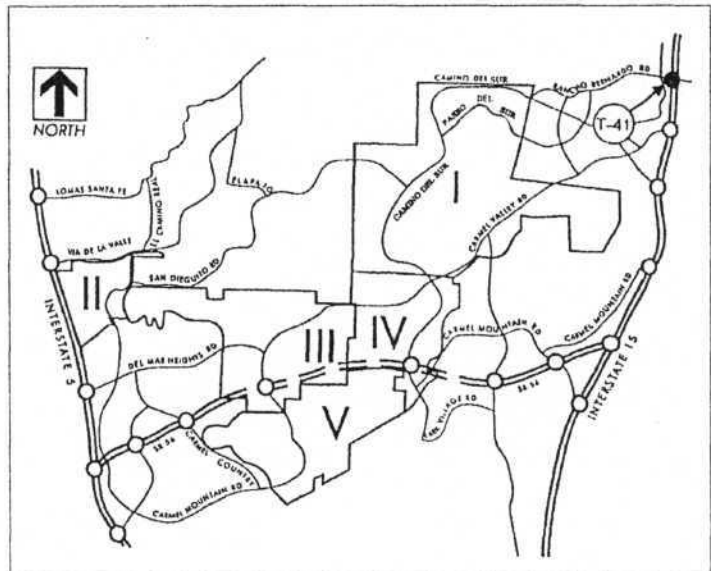
**CIP or JO#:**

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** SEE T-39

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0								
0								
0								
0								
0								
0								
0								
0	<b>TOTAL</b>	0	0	0	0	0	0	0



**Description:** Design and construct improvements to Rancho Bernardo Road at the I-15 interchange to benefit from the adjacent widening of Rancho Bernardo Road.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing subregional traffic needs.

**COST INCLUDED IN T-39.**

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** RANCHO BERNARDO ROAD AT WEST BERNARDO DRIVE IMPROVEMENTS

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-42

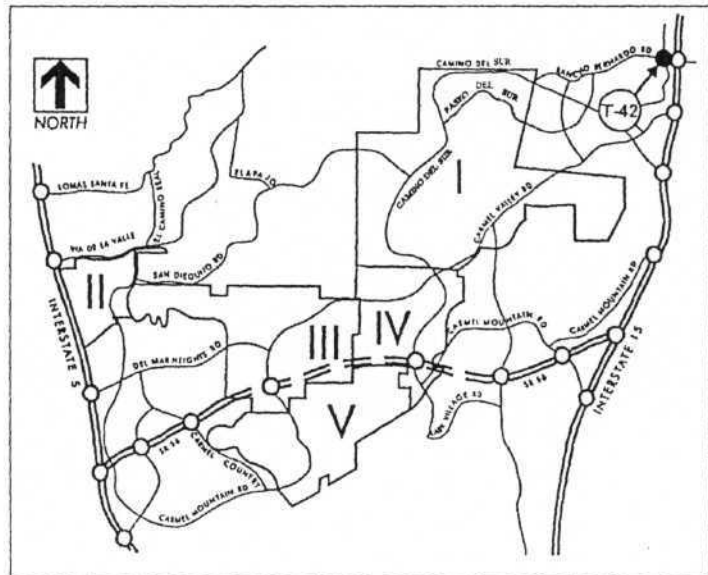
**CIP or JO#:**

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** SEE T-39

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0								
0								
0								
0								
0								
0								
0								
0	<b>TOTAL</b>	0	0	0	0	0	0	0



**Description:** Design and construct improvements at the intersection of Rancho Bernardo Road at West Bernardo Drive, including dual left turns from each approach and shared through and right turn lanes for the southbound, eastbound and northbound approach. Provide exclusive right turn lanes for the westbound and northbound approaches.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing subregional traffic needs.

**COST INCLUDED IN T-39.**

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** WEST BERNARDO DRIVE SPOT IMPROVEMENTS (I-15 SOUTH TO AGUAMIEL ROAD)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-43

**CIP or JO#:**

**COUNCIL DISTRICT:** 1

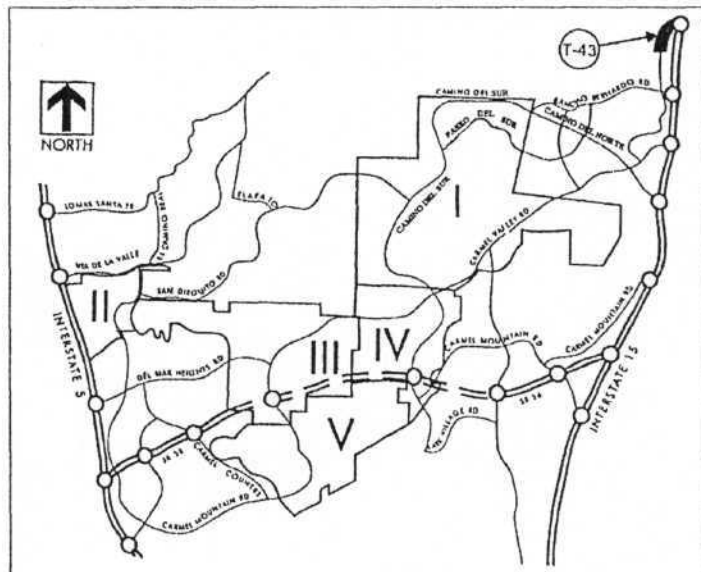
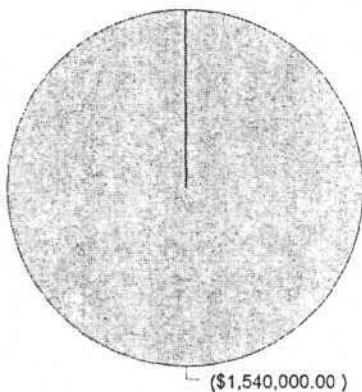
**COMMUNITY PLAN:**

Black Mountain Ranch

**PROJECT YEAR:**

2009

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2009	2010			
1,540,000	BMR-FBA (CR)				1,540,000			
0								
0	DEV. ADVANCE			1,540,000	(1,540,000)			
0								
0								
0								
0								
1,540,000	<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>1,540,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct improvements to West Bernardo Road from the I-15 southbound ramps southward to the Aguamiel Road which includes sufficient widening to allow two through lanes, bike lanes and additional width at intersections with park entrances.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing subregional traffic needs.

**Note:** Developer Advance is anticipated by BMR LLC.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** WEST BERNARDO DRIVE AT I-15 RAMP IMPROVEMENTS

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-44

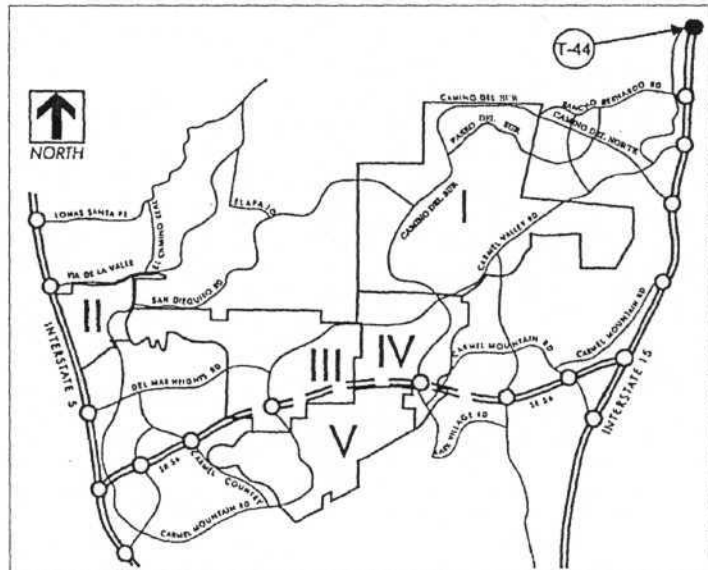
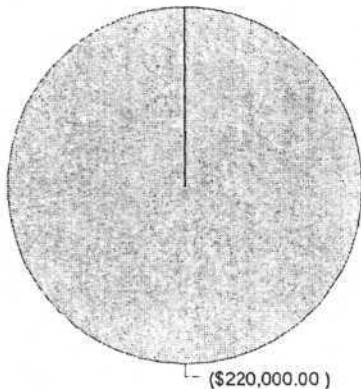
**CIP or JO#:**

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2009

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2009	2010			
220,000	BMR-FBA (CR)				220,000			
0	DEV. ADVANCE			220,000	(220,000)			
0								
0								
0								
0								
0								
220,000	<b>TOTAL</b>	0	0	220,000	0	0	0	0



**Description:** Design and construct improvements at the West Bernardo Drive approach to the I-15 southbound ramps to provide for signalization and to provide a transition of the improvements on west Bernardo Road to the south.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing subregional traffic needs.

**Note:** Developer Advance is anticipated by BMR LLC.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE: WEST BERNARDO DRIVE AT BERNARDO CENTER DRIVE INTERSECTION IMPROVEMENTS**

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-45

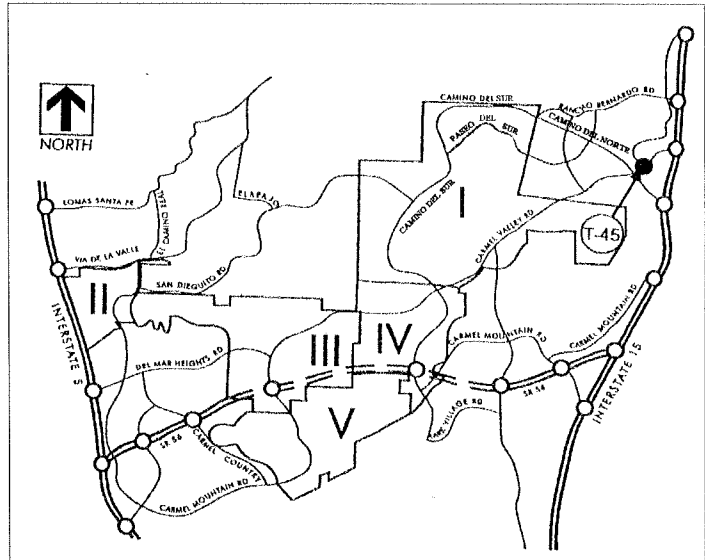
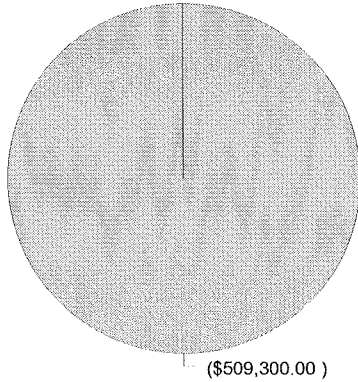
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2009

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2009				
509,300	BMR-FBA (CR)			509,300				
0								
0								
0								
0								
0								
0								
509,300	TOTAL	0	0	509,300	0	0	0	0



**Description:** Design and construct intersection improvements to provide additional right turns from Bernardo Center Drive West Bernardo Drive including a minor widening.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing subregional traffic needs.

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE: BERNARDO CENTER DRIVE AT I-15 RAMP IMPROVEMENTS**

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-46

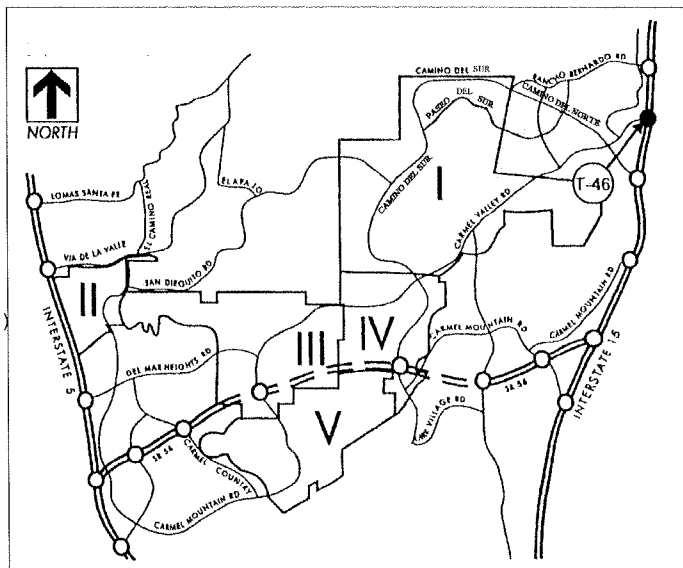
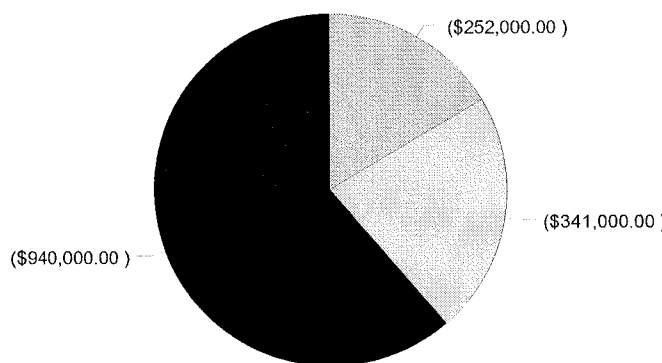
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2009

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2008	2009			
252,000	BMR-FBA (CR)				252,000			
341,000	SUBDIVIDER			341,000				
0	DEV. ADVANCE			252,000	(252,000)			
0								
0								
940,000	CALTRANS		940,000					
0								
<b>1,533,000</b>	<b>TOTAL</b>	<b>0</b>	<b>940,000</b>	<b>593,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct improvements at the interchange of Bernardo Center Drive at I-15 including improvements to the northbound I-15 ramps consisting of dual left turn lanes from each approach and an exclusive right turn lane for the westbound to northbound movement. Includes a southbound right turn lane from I-15 to Bernardo Center Drive.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

Subdivider funding subject to private agreements between the developers of BMR and developers in Santa Fe Valley and 4S Ranch in the County of San Diego.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** PASEO DEL SUR (Camino del Sur east to Camino San Bernardo - 4 lanes)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-47.1

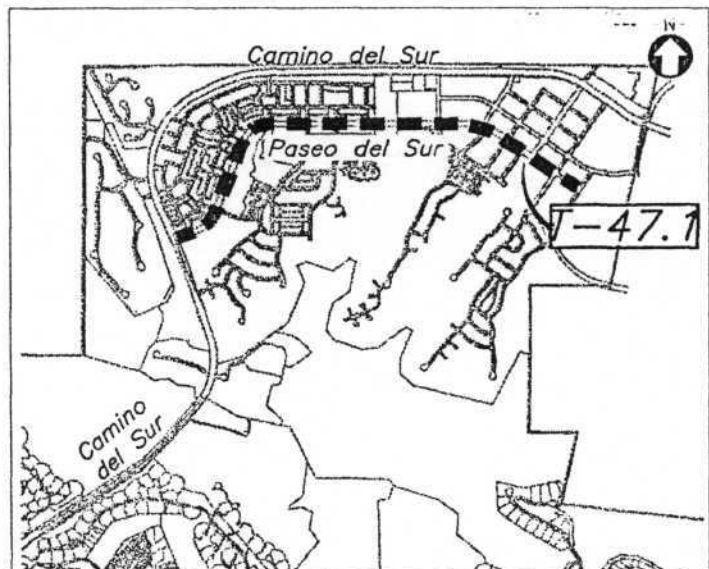
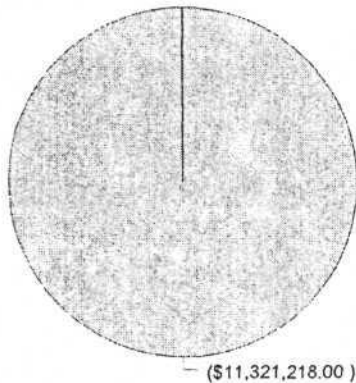
**CIP or JO#:**

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2006-2009

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008	2009	2010
11,321,218	BMR-FBA (CR)				7,500,000		3,540,000	281,218
0								
0	DEV. ADVANCE			7,500,000	(7,500,000)		281,218	(281,218)
0								
0								
0								
0								
11,321,218	<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>7,500,000</b>	<b>0</b>	<b>0</b>	<b>3,821,218</b>	<b>0</b>



**Description:** Design and construct Paseo del Sur/ Camino San Bernardo as a four-lane major street between Camino del Sur and the extension of Camino San Bernardo to the east.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO SAN BERNARDO (Paseo del Sur east to City Limit )

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-47.2

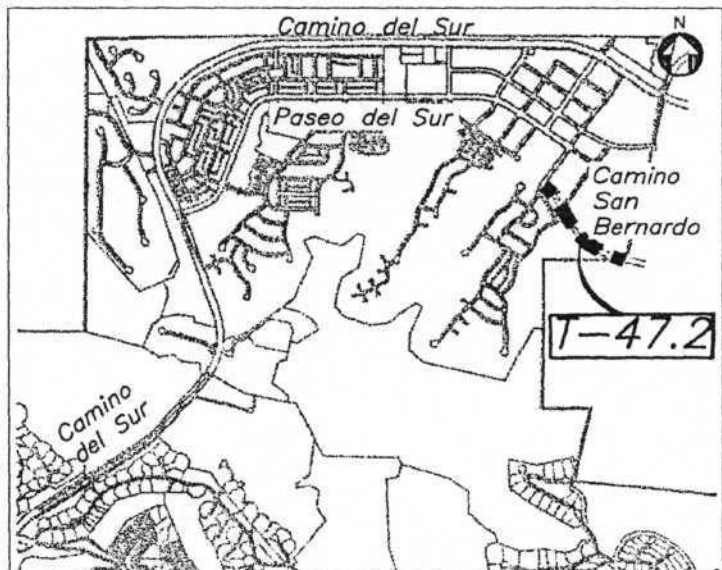
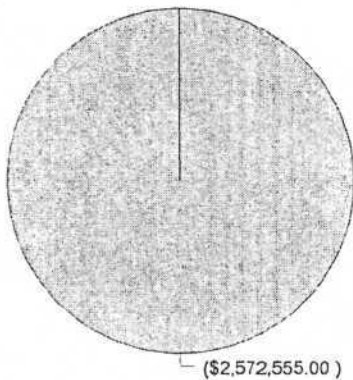
**CIP or JO#:**

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2008

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2008	2009			
2,572,555	BMR-FBA (CR)				2,572,555			
0								
0	DEV. ADVANCE			2,572,555	(2,572,555)			
0								
0								
0								
0								
0								
2,572,555	<b>TOTAL</b>	0	0	2,572,555	0	0	0	0



**Description:** Design and construct Camino San Bernardo between Paseo del Sur and the City limits to the east.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CAMINO SAN BERNARDO (City Limits east to 4S Parkway - 4 lanes)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-48

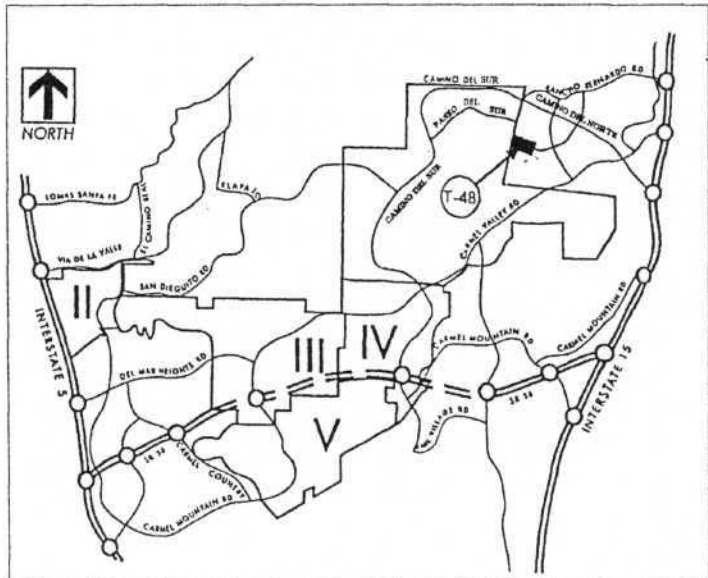
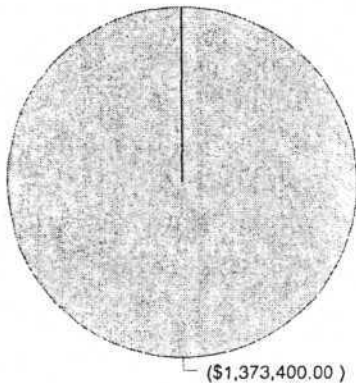
**CIP or JO#:**

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0	SUBDIVIDER	1,373,400						
1,373,400								
0								
0								
0								
0								
1,373,400	<b>TOTAL</b>	<b>1,373,400</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct Camino San Bernardo as a four-lane major street between the city limit and 4S Parkway to the east.

The funding source listed above as "Subdivider" consisted of the developers of Santa Fe Valley and/or 4S Ranch, which are located in the County of San Diego.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE: CAMINO SAN BERNARDO (4S Parkway east to Camino del Norte - 4 lanes)**

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

CIP or JO#:

COUNCIL DISTRICT: 1

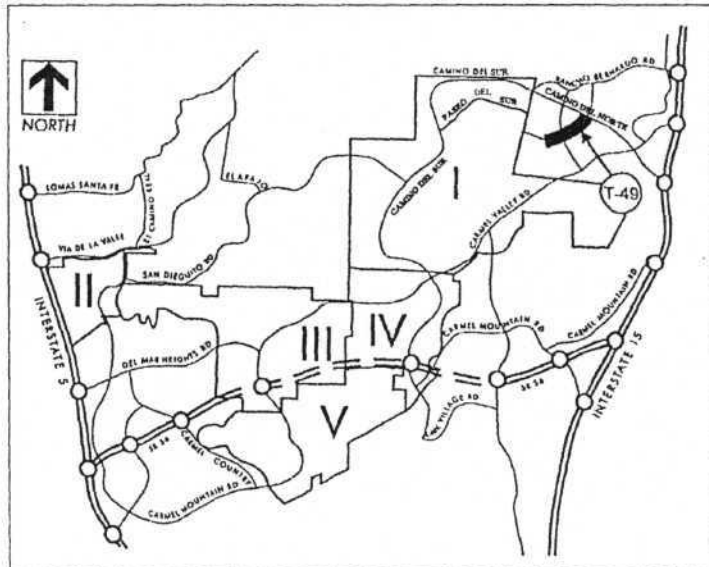
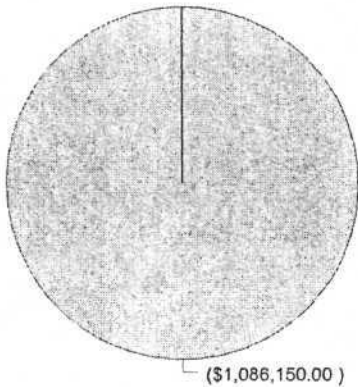
COMMUNITY PLAN:

### Black Mountain Ranch

PROJECT YEAR:

COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0	SUBDIVIDER	1,086,150						
1,086,150								
0								
0								
0								
0								
0								
1,086,150	TOTAL	1,086,150	0	0	0	0	0	0



**Description:** Design and construct Camino San Bernardo as a four-lane major street between 4S Parkway and Camino del Norte to the east.

The funding source listed above as "subdivider" consisted of the developers of Santa Fe Valley and/or 4S Ranch, which are located in the County of San Diego.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** DOVE CANYON ROAD (Rancho Bernardo Road south to Camino del Norte - 4 lanes)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-50

**CIP or JO#:**

**COUNCIL DISTRICT:** I

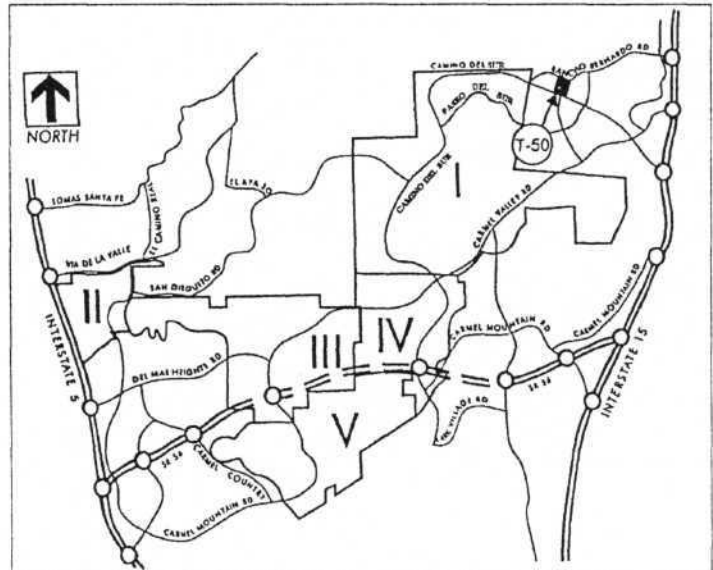
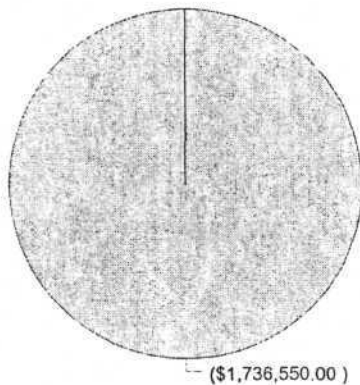
**COMMUNITY PLAN:**

Black Mountain Ranch

**PROJECT YEAR:**

COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0								
1,736,550	SUBDIVIDER	1,736,550						
0								
0								
0								
0								
0								
1,736,550	TOTAL	1,736,550	0	0	0	0	0	0



**Description:** Design and construct Dove Canyon Road as a four-lane major street between Rancho Bernardo Road on the north and Camino Del Norte on the south.

The funding source listed above as "subdivider" consisted of the developers of Santa Fe Valley and/or 4S Ranch, which are located in the County of San Diego.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** DOVE CANYON ROAD (Camino del Norte south to Camino San Bernardo - 4 lanes)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-51

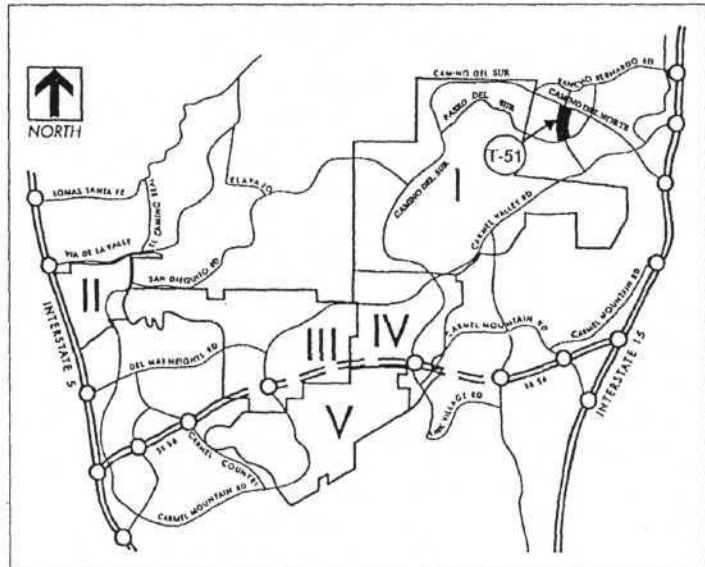
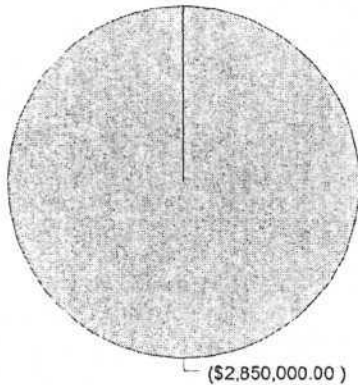
**CIP or JO#:**

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0	SUBDIVIDER	2,850,000						
2,850,000								
0								
0								
0								
0								
2,850,000	<b>TOTAL</b>	2,850,000	0	0	0	0	0	0



**Description:** Design and construct Dove Canyon Road as a four-lane major street between Camino Del Norte on the north and Camino San Bernardo on the south.

The funding source listed above as "subdivider" consisted of the developers of Santa Fe Valley and/or 4S Ranch, which are located in the County of San Diego.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.



**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE: DOVE CANYON ROAD (Camino San Bernardo south to Carmel Valley Rd - 4 lanes)**

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

PROJECT: T-52

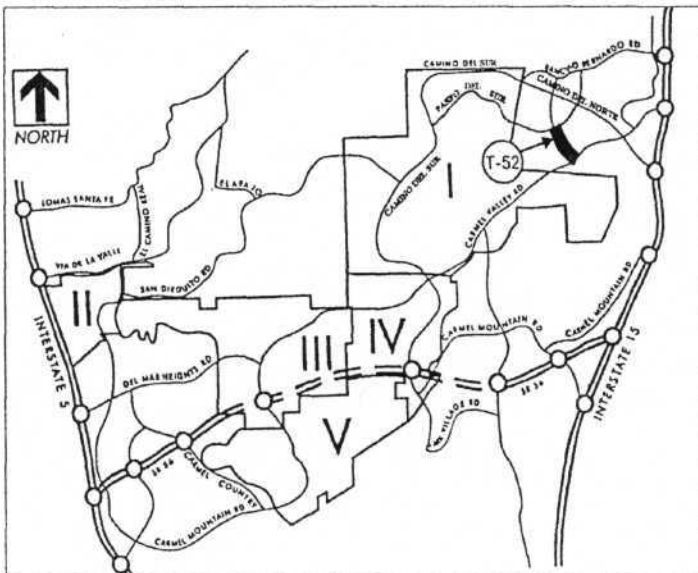
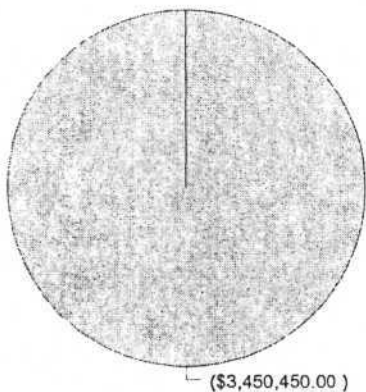
CIP or JO#:

COUNCIL DISTRICT: 1

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0	SUBDIVIDER	3,450,450						
3,450,450								
0								
0								
0								
0								
0								
3,450,450	TOTAL	3,450,450	0	0	0	0	0	0



**Description:** Design and construct Dove Canyon Road as a four-lane major between Camino San Bernardo on the north and Carmel Valley Road on the south.

The funding source listed above as "subdivider" consisted of the developers of Santa Fe Valley and/or 4S Ranch, which are located in the County of San Diego.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** SAN DIEGUITO ROAD SPOT IMPROVEMENTS (El Camino Real east to City Limit/Subarea I)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-53

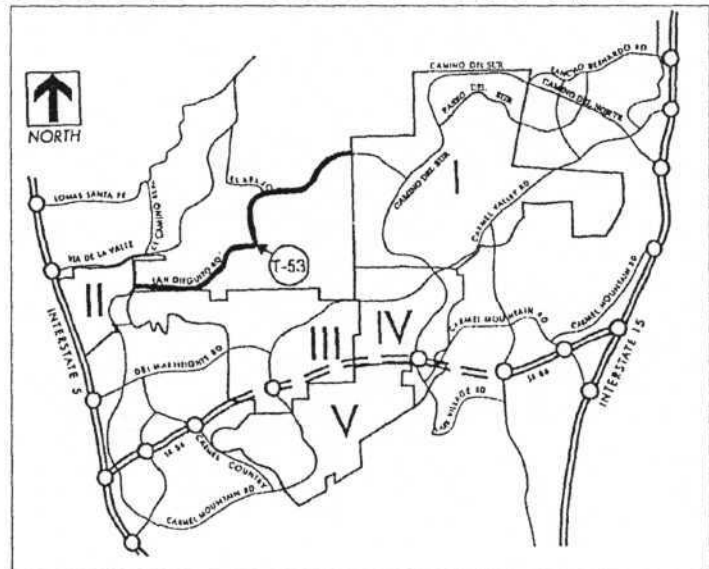
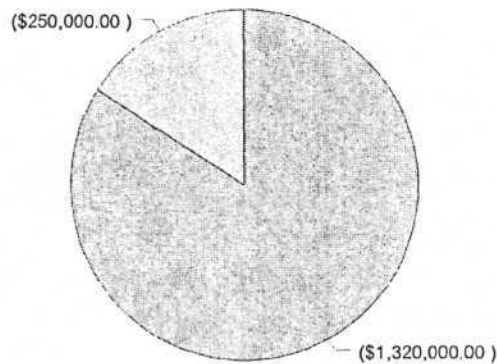
**CIP or JO#:**

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2008

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2008	2009			
1,320,000	BMR-FBA (CR)				1,320,000			
0								
0	DEV. ADVANCE			1,320,000	(1,320,000)			
250,000	OTHER	250,000						
0								
0								
0								
1,570,000	<b>TOTAL</b>	<b>250,000</b>	<b>0</b>	<b>1,320,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct spot improvements along the length of San Dieguito Road to enhance safety and capacity. These improvements will include providing left turn channelization and/or traffic signalization at public street intersections where required.

**Others:** Pacific Highlands Ranch FBA and/or subdividers (Del Mar Highlands Estates) and County of San Diego Subdividers.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** SR-56 DEBT SERVICE

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

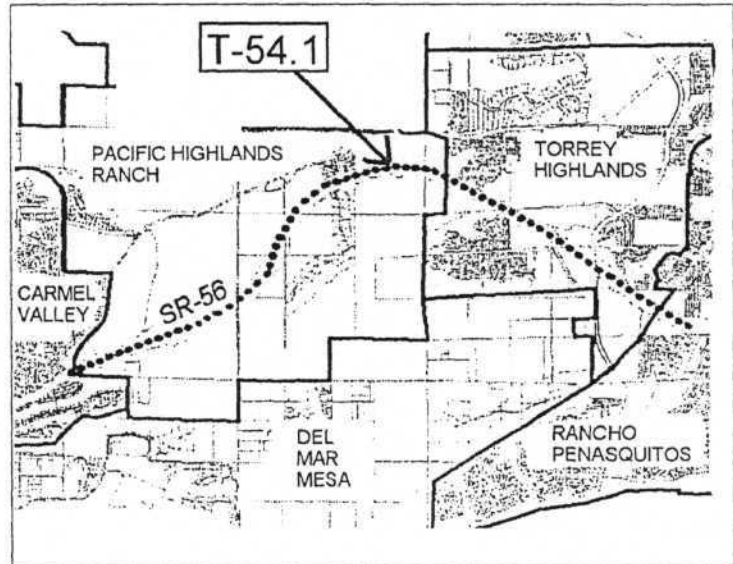
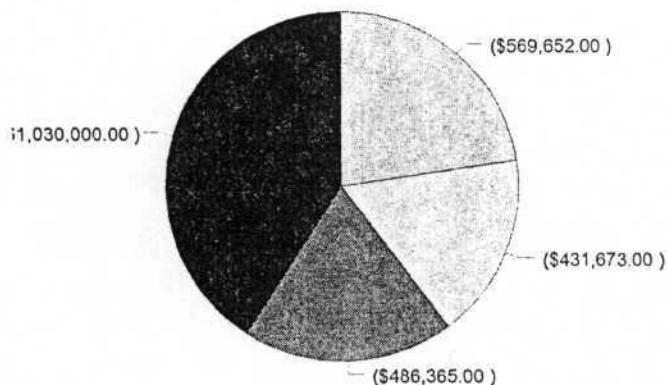
**CIP or JO#:** 52-703.0

**COUNCIL DISTRICT:** 1

**PROJECT:** T-54.1

**COMMUNITY PLAN:** Black Mountain Ranch  
**PROJECT YEAR:** 2003 - 2006

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006				
569,652	BMR-FBA			569,652				
0								
0								
431,673	TH-FBA	431,673						
486,365	PHR-FBA	486,365						
1,030,000	DMM-FBA	1,030,000						
0	UNIDENTIFIED							
2,517,690	<b>TOTAL</b>	<b>1,948,038</b>	<b>0</b>	<b>569,652</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** This project provides for the debt service for Transnet Commercial Paper Funding issued in FY 2001 for CIP 52-463.0, SR-56 - Carmel Valley to Black Mountain Road.

**Funding:** Debt payments from the various Facilities Benefit Assessment Funds are scheduled between FY 2003 and FY 2006.

**Justification:** From FY 2003 to FY 2006, various FBAs within the SR-56 corridor will reimburse the Transnet Commercial Paper Funding utilized in FY 2001 for CIP 52-463.0, including interest. The above allocation of cost represents each Subarea's fair share, absent sufficient funding from other sources. These allocations may be reduced as other sources are identified.

**Cross Ref.:** Pacific Highlands Ranch PFFP Project T-1.2A.

**Cross Ref.:** Torrey Highlands PFFP Project T-1.2A.

**Cross Ref.:** Del Mar Mesa PFFP Project 43-5B.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** SR-56 WIDENING (Interstate 5 to Interstate 15 - add 2 lanes)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-54.2

**CIP or JO#:**

**COUNCIL DISTRICT:** 1

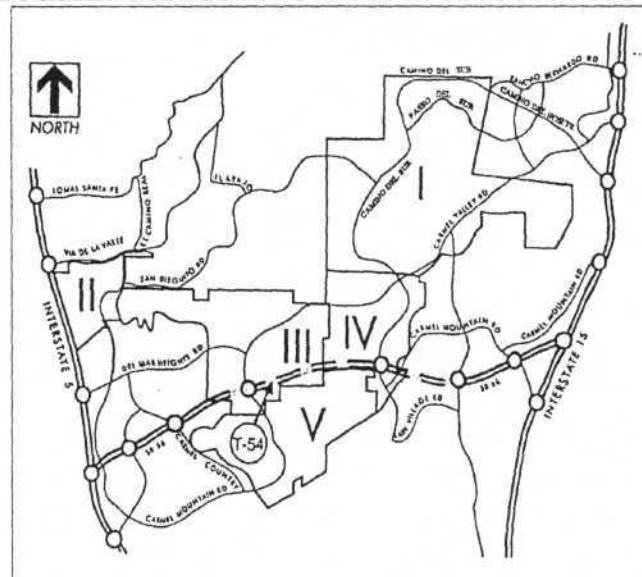
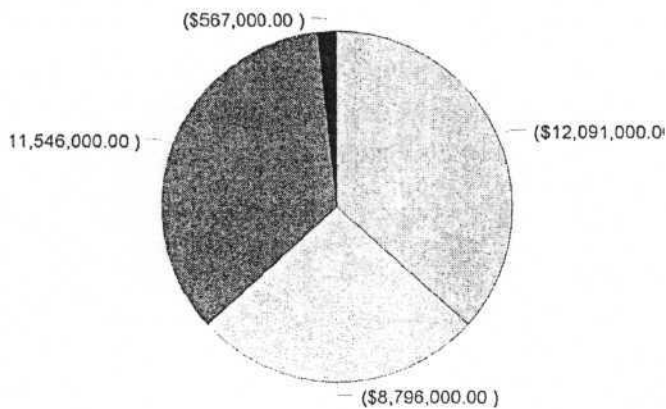
**COMMUNITY PLAN:**

Black Mountain Ranch

**PROJECT YEAR:**

2009 - 2015

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2007	2008	2009-2010	2012	2013	2014/2015
12,091,000	BMR-FBA						6,200,000	5,891,000	
0									
0									
8,796,000	TH-FBA					8,796,000			
11,546,000	PHR-FBA							3,000,000	8,546,000
567,000	DMM-FBA								567,000
0									
33,000,000	<b>TOTAL</b>	0	0	0	0	8,796,000	6,200,000	8,891,000	9,113,000



**Description:** Conversion of the four-lane freeway into a six-lane facility. High occupancy vehicle lanes can be accommodated within the center median at some point in the future once regional funding is identified. This project will be completed in multiple phases as funding becomes available.

**Funding:** Due to the regional serving nature of this freeway, it is anticipated that federal, state or other outside funding for this segment of SR-56 will be obtained to finance the cost of this project. In the absence of these other funding sources, development within the individual communities of the NCFUA may be required to fund, or at least advance, the cost of this project. The above allocation of costs represents each community's share of cost of the project, absent sufficient funding from other sources. This contribution will be reduced as these other funds become available.

**Note:** If outside funding is obtained for this project, Black Mountain Ranch and Pacific Highlands Ranch will be reimbursed on a priority basis until advances are reduced to a proportionate share calculated utilizing a traffic link analysis. Thereafter, any reimbursements would be distributed to all communities on a prorata basis.

**Cross Ref.:** PHR PFFP Project T-1.2B.

**Cross Ref.:** TH PFFP Project T-1.2B.

**Cross Ref.:** Del Mar Mesa PFFP Project 43-5C.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** INTERSTATE 15 ENHANCEMENTS (Lake Hodges Bridge south to SR-56)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-55

**CIP or JO#:**

**COUNCIL DISTRICT:** 1

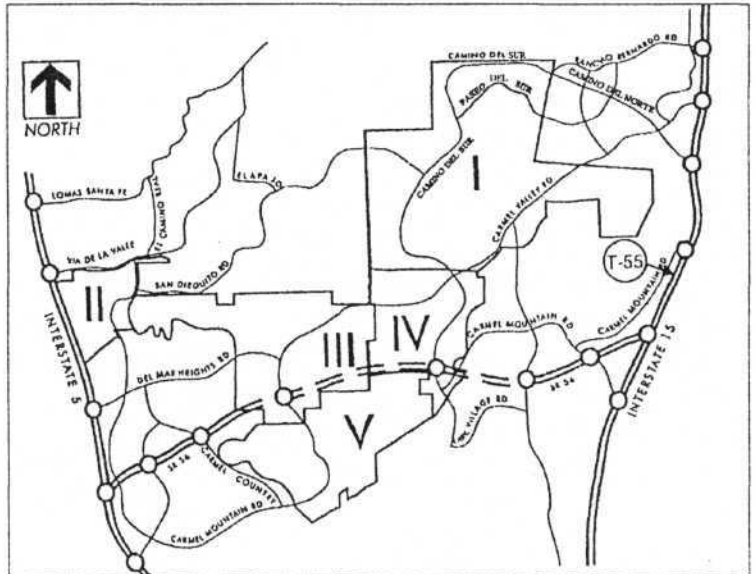
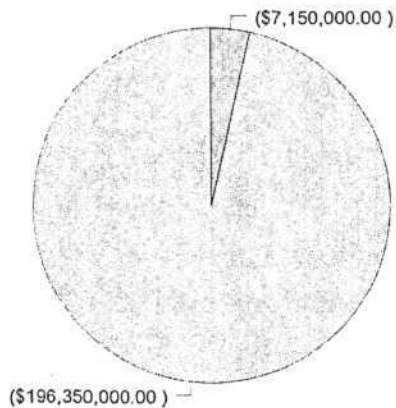
**COMMUNITY PLAN:**

Black Mountain Ranch

**PROJECT YEAR:**

2009-2014

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2008	2010	2012	2013	2014
7,150,000	BMR-FBA (CR)				7,150,000			
0								
0	DEV. ADVANCE			7,150,000	(7,150,000)			
196,350,000	OTHERS							196,350,000
0								
0								
0								
203,500,000	<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>7,150,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>196,350,000</b>



**Description:** Design and construct capacity improvements on the I-15 freeway between SR-56 and the northern City of San Diego limits near Lake Hodges that may include auxiliary lanes, HOV lanes, managed lanes and widening of the northbound bridge over Lake Hodges.

Due to the regional serving nature of this project, it is anticipated that federal, state or other outside funding will be utilized for its construction. The funding outlined in this PFFP shall only apply should these other sources not be available at the time of need or as matching funds to attract outside funding.

**Other:** City, state and federal freeway construction funding.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** SR-56 AT I-15 INTERCHANGE IMPROVEMENTS

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-56

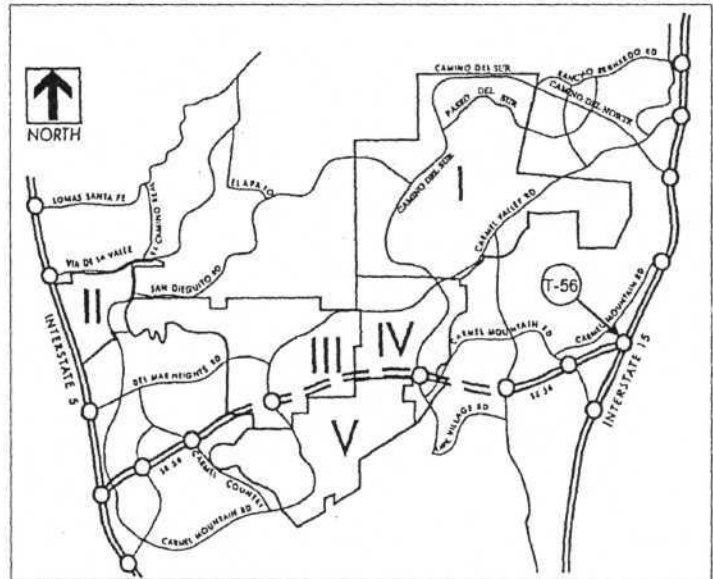
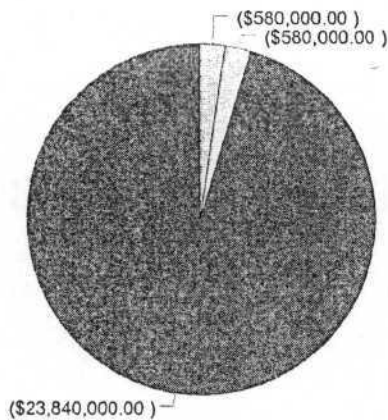
**CIP or JO#:** N/A

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2005-2012

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008	2009	2012
580,000	BMR-FBA (CR)					580,000		
0								
0	DEV. ADVANCE			580,000		(580,000)		
580,000	PHR-FBA							580,000
23,840,000	OTHERS		23,840,000					
0								
0								
<b>25,000,000</b>	<b>TOTAL</b>	<b>0</b>	<b>23,840,000</b>	<b>580,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>580,000</b>



**Description:** Design and construct the missing loop ramp in the southeast quadrant of SR-56 at I-15 for eastbound to northbound movements to eliminate the need for making left turns at the existing traffic signal. Widen southbound to westbound ramp and eastbound to southbound ramp.

Due to the regional serving nature of this project, it is anticipated that federal, state or other outside funding will be utilized for its construction. The funding outlined in this PFFP shall only apply should these other sources not be available at the time of need or as matching funds to attract outside funding.

All prorata funding distribution shall be based on the share of traffic contributed by each community or project.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

**Other:** City, state and federal freeway construction funding.

**Cross Ref.:** Pacific Highlands Ranch PFFP Project T-1.6.



# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** BLACK MOUNTAIN ROAD WIDENING (SR-56 south to Mercy Road)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-57

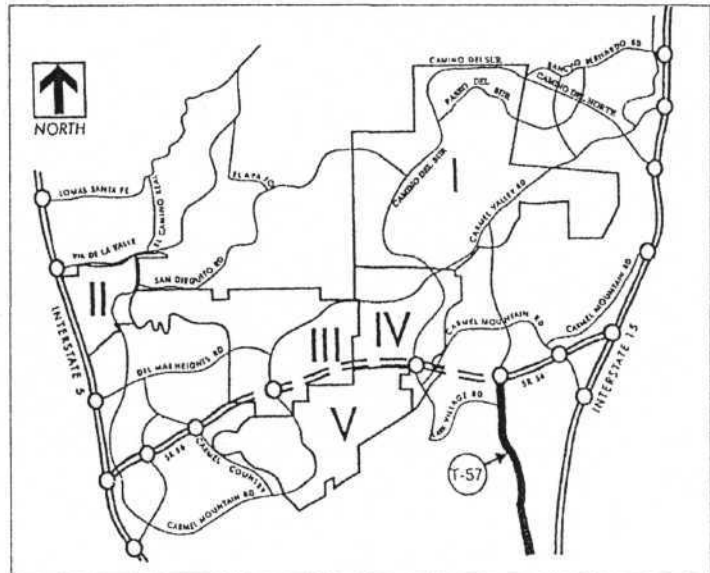
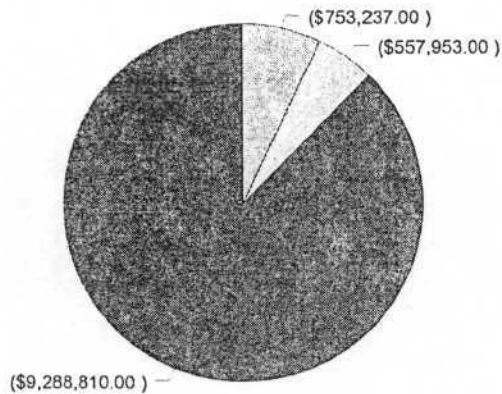
**CIP or JO#:** N/A

**COUNCIL DISTRICT:** I

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2011-2014

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2011	2012	2014		
753,237	BMR-FBA (CR)			753,237				
0								
0								
557,953	PHR-FBA					557,953		
9,288,810	UNIDENTIFIED			9,288,810				
0								
0								
10,600,000	<b>TOTAL</b>	0	0	10,042,047	0	557,953	0	0



**Description:** Widen Black Mountain Road in Rancho Penasquitos, from SR-56 southerly to Mercy Road to a modified six-lane arterial with class II bike lanes. The intersection of Black Mountain Road and Park Village Road will be modified to provide for the class II bicycle lanes.

Prorata funding distribution shall be based on the share of traffic contributed by each community.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

**Cross Ref.:** Pacific Highlands Ranch PFFP Project T-11.1.

**Cross Ref.:** Rancho Penasquitos PFFP Project 2C and 2D.

**CITY OF SAN DIEGO  
FACILITIES FINANCING PROGRAM**

**TITLE: SR-56 AT 1-5 INTERCHANGE IMPROVEMENTS**

DEPARTMENT: ENGINEERING AND CAPITAL PROJECTS

CIP or JO#: 52-311.0

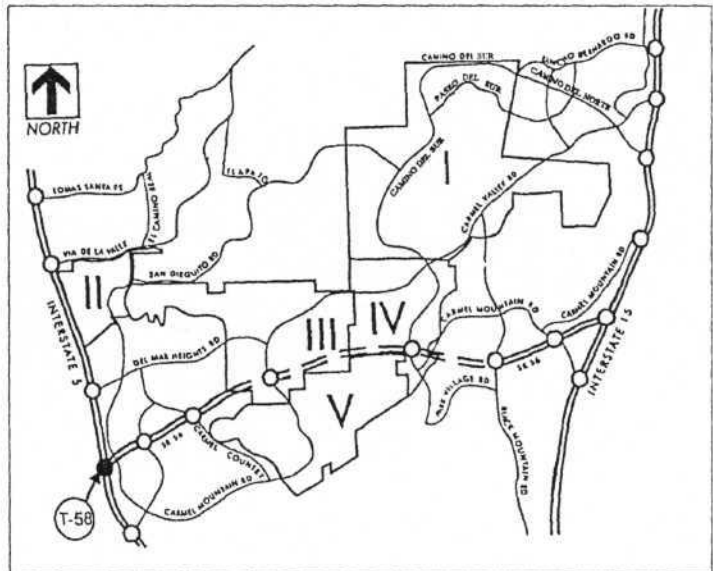
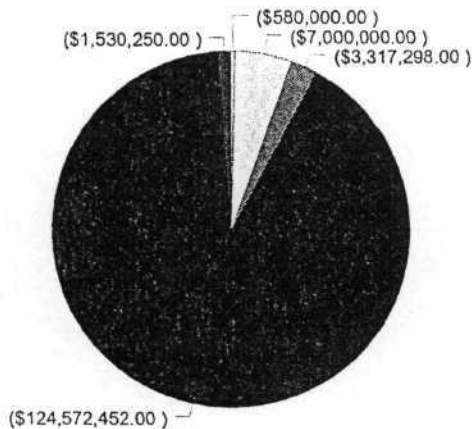
COUNCIL DISTRICT: 1

PROJECT: T-58

COMMUNITY PLAN: Black Mountain Ranch

PROJECT YEAR: 2002 - 2011

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008	2011	2012/2013
580,000	BMR-FBA (CR)						580,000	
0								
0	DEV. ADVANCE					6,120,676		(6,120,676)
7,000,000	PHR-FBA	250,380	628,944					6,120,676
3,317,298	FDGRNT	2,317,298	1,000,000					
124,572,452	OTHER					124,572,452		
1,530,250	STP/LTF	1,530,250						
<b>137,000,000</b>	<b>TOTAL</b>	<b>4,097,928</b>	<b>1,628,944</b>	<b>0</b>	<b>0</b>	<b>130,693,128</b>	<b>580,000</b>	<b>0</b>



**Description:** This project provides for the preparation of a project environmental document (PR/ED) for northerly connections of the I-5 and SR-56 freeways. The improvements include the westerly SR-56 connections, and interim improvements. The interim improvements include the widening of the SR-56/El Camino Real off ramp improvements to the El Camino Real/Carmel Valley Road/SR-56 intersection.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch and surrounding communities as well as existing sub-regional traffic needs.

**Funding Issues:** Due to the regional serving nature of this project, funding for Phase 1 of this project is anticipated to come from federal funds approved by Congress in May 1998. It is anticipated that federal, state or other outside funding will also be used for Phase 2 of this project.

**Note:** Some funding from Pacific Highlands Ranch (PHR) as well as others may be provided as a "local match" as an inducement to obtain these outside funds. These funds may permit portions of Phase 2 to be constructed in advance of receipt of funds from other sources. FDGRNT = I-5/SR-56 North Connectors - Fed CBI & DEMO; STP = Surface Transportation Program; LTF=Local Transportation Fund.

**Schedule:** Preparation of the project report and environmental document (PR/ED) began in FY 2004 and is scheduled to be completed in FY 2008. The proposed interim improvements were scheduled to be constructed in FY 2005. Ultimate improvements scheduled for FY 2008-2011.

**Cross Ref.:** Pacific Highlands Ranch PFFP Project T-1.5.



# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** SUBAREA I TRANSIT PROGRAM

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-59

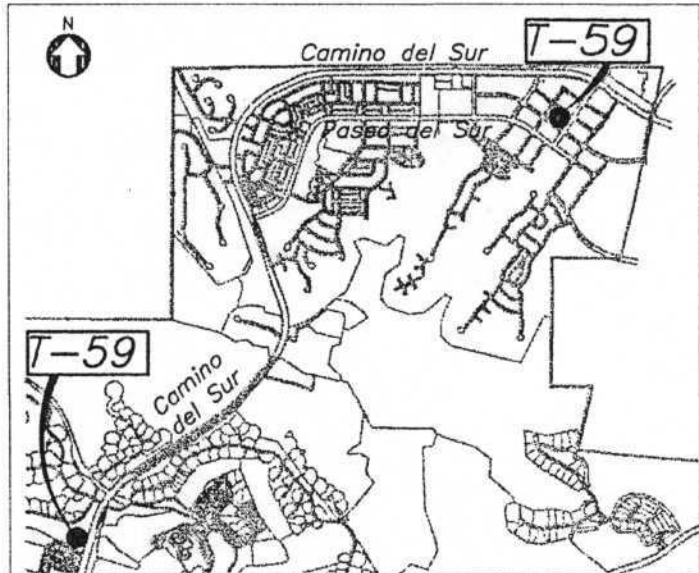
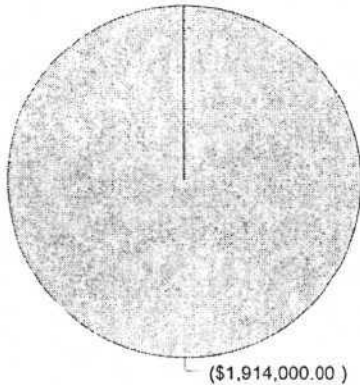
**CIP or JO#:**

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2010

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2010	2011			
1,914,000	BMR-FBA (CR)				1,914,000			
0								
0	DEV. ADVANCE			1,914,000	(1,914,000)			
0								
0								
0								
0								
0								
1,914,000	<b>TOTAL</b>	0	0	1,914,000	0	0	0	



**Description:**

- A) Design and construct transit center including shelter, bicycle storage and vehicle parking facilities in the South Village of Black Mountain Ranch (BMR).
- B) Design and construct transit center including shelter, bicycle storage and vehicle parking facilities in the North Village of BMR.
- C) Provide passenger vans for van pool services until Subarea is linked to I-15.
- D) Provide shuttle buses for shuttle service once connections are made to I-15 express bus corridor.

**Justification:** This facility is required to accommodate traffic generated by new development in Black Mountain Ranch (BMR) and surrounding communities as well as existing sub-regional traffic needs.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** EL CAMINO REAL (Extension of right turn lane between Valley Centre Road and Carmel Valley Road)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-60

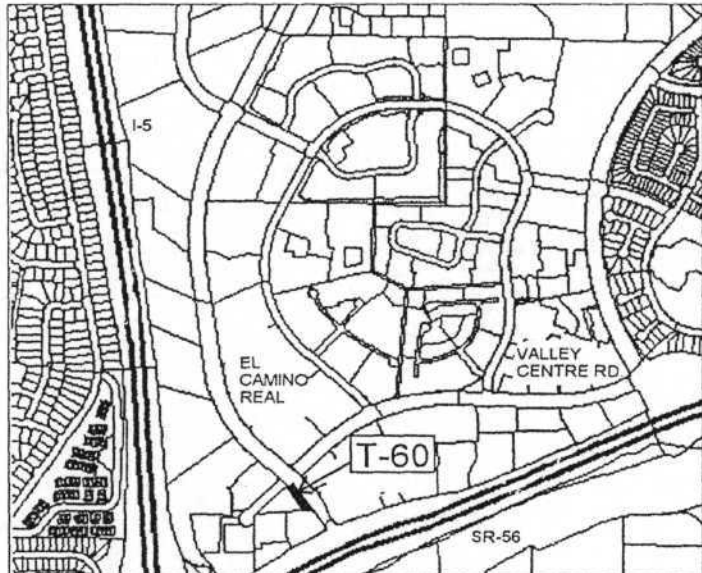
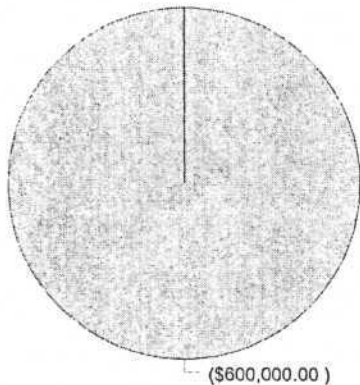
**CIP or JO#:** N/A

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2006

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008		
600,000	BMR-FBA (CR)					600,000		
0								
0	DEV. ADVANCE			600,000		(600,000)		
0								
0								
0								
600,000	<b>TOTAL</b>	0	0	600,000	0	0	0	0



**Description:** This project consists of the extension of the right turn lane on southbound El Camino Real between Valley Centre Road and Carmel Valley Road (frontage of vacant pad to the north of AM/PM).

**Funding:** The funding for this project shall come from Black Mountain Ranch. If the funding from Black Mountain Ranch is delayed, Torrey Highlands will advance the cost and will be eligible for reimbursement.

**Justification:** This facility is required to accommodate additional traffic experienced following the completion of SR-56 as a four-lane freeway.

**Cross Ref.:** Torrey Highlands PFFP Project T-13.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** SR-56 (Auxiliary Lane between westbound off-ramp and westbound on-ramp at Carmel Creek Road)

**DEPARTMENT:** ENGINEERING AND CAPITAL PROJECTS

**PROJECT:** T-61

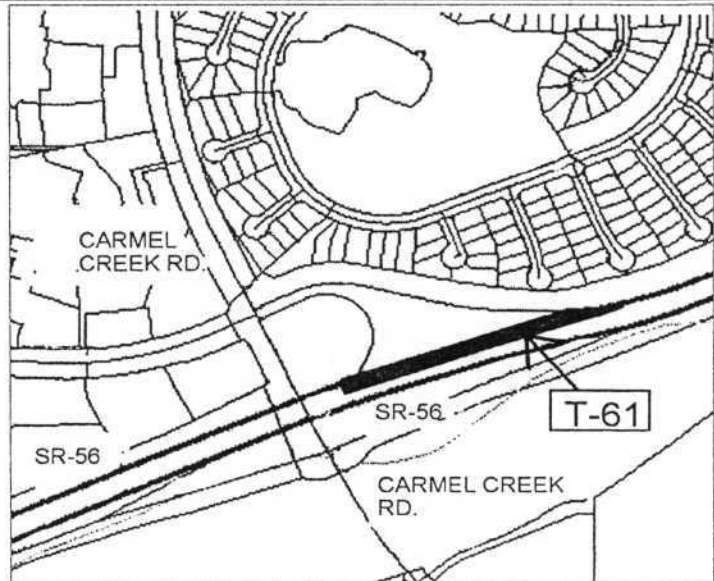
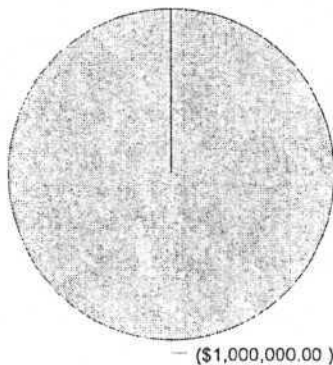
**CIP or JO#:** N/A

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2007

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007			
0	TH-FBA							
0								
0								
1,000,000					1,000,000			
0								
0								
1,000,000	<b>TOTAL</b>	0	0	0	1,000,000	0	0	0



**Description:** Construction of a continuous auxiliary lane on westbound SR-56 between westbound off-ramp and westbound on-ramp at Carmel Creek Road.

**Funding:** The funding for this project, which shall be capped at an amount not to exceed \$1,000,000, shall come from Torrey Highlands (TH). If funding from TH is delayed, Black Mountain Ranch will advance the cost and will be eligible for reimbursement.

**Justification:** This facility is required to accommodate additional traffic experienced following the completion of SR-56 as a four-lane freeway.

**Cross Ref:** Torrey Highlands PFFP Project T-14.

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# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** COMMUNITY PARK

**DEPARTMENT:** PARK AND RECREATION

**CIP or JO#:** 29-427.0

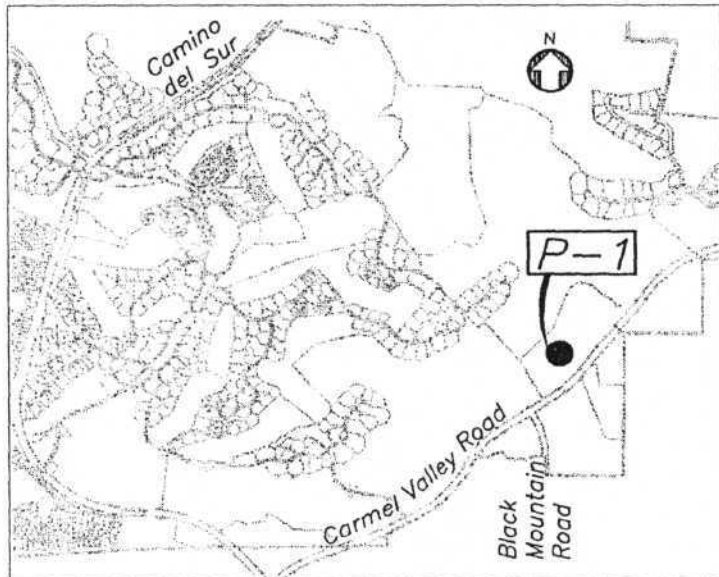
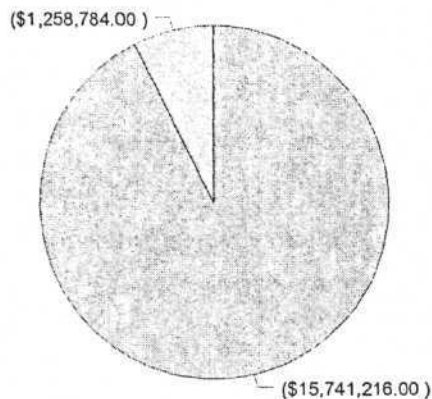
**COUNCIL DISTRICT:** 1

**PROJECT:** P-1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2002 - 2011

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007			2011
15,741,216	BMR-FBA		2,200,000	1,406,000	250,000			11,885,216
0								
0	DEV. ADVANCE	8,882,094	(2,708,784)	(2,156,000)	(1,250,000)			(2,767,310)
1,258,784	TH-FBA		258,784		1,000,000			
0	DEV ADVANCE (2)		250,000	750,000				(1,000,000)
0								
0								
<b>17,000,000</b>	<b>TOTAL</b>	<b>8,882,094</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8,117,906</b>



**Description:** Acquisition and development of a 30.0 usable acre community park. The facilities planned at this park include four multi-purpose ball fields with lighting, three soccer fields, four basketball courts, security lighting, and comfort station. Park development will be implemented in two phases. Phase 1 has been completed. This phase developed approximately 13 acres, and includes four multi-purpose sports fields, including one lighted field. Phase 2, which is currently scheduled for FY 2011, is expected to complete all the remaining park improvements planned at this park.

**Justification:** In accordance with the City of San Diego's Progress Guide and General Plan, this project will satisfy the population based park guidelines to serve a population of 18,000 to 25,000 persons within a radius of 1.5 miles. Black Mountain Ranch has made available a park site that exceeds the General Plan requirements which provides a greater opportunity to provide community park facilities for the development that is anticipated in the NCFUA.

**Schedule:** Design was completed in FY 2003. Phase 1 construction began in FY 2004 and will be completed in FY 2006. Phase 2 construction will begin in FY 2011. However, this schedule is dependent upon the actual rate of development within the NCFUA.

**Note:** Developer Advance is anticipated by Santaluz. Developer Advance (2) is anticipated by Western Pacific Housing, Pardee and BMR LLC. The land was provided in advance of development by Santaluz. Torrey Highlands will provide its prorata share of the cost of a 20 acre facility with the balance of funds coming from BMR.

**Cross Ref.:** Torrey Highlands PFFP Project P-3.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** COMMUNITY RECREATION BUILDING (Black Mountain Ranch)

**DEPARTMENT:** PARK AND RECREATION

**CIP or JO#:** 29-499.0

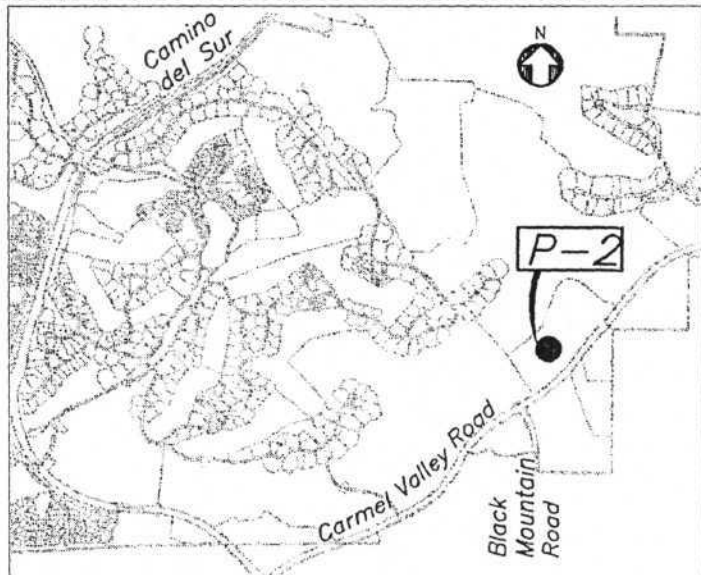
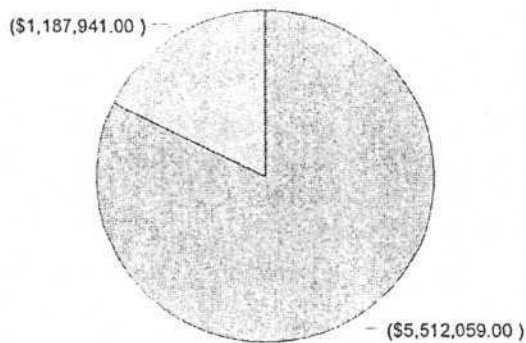
**COUNCIL DISTRICT:** 1

**PROJECT:** P-2

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2010 - 2014

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2010	2014			
5,512,059	BMR-FBA (CR)				5,512,059			
0								
0								
1,187,941	TH-FBA			1,187,941				
0								
0								
0								
6,700,000	<b>TOTAL</b>	0	0	1,187,941	5,512,059	0	0	0



**Description:** Design and construction of a 17,000 SF recreation building and detached comfort station to be located at the community park site in Black Mountain Ranch (see companion project P-1).

**Justification:** In accordance with the City of San Diego's Progress Guide and General Plan, this project will satisfy the population based park guidelines to serve a population of 18,000 to 25,000 persons within a radius of 1.5 miles.

**Funding Issues:** This project will provide for Black Mountain Ranch's (BMR) incremental share of the funding for this facility based on population, with the balance of funding coming from the Torrey Highlands (TH) community.

**Schedule:** The schedule for this facility is dependent upon the actual rate of development within both BMR and TH.

**Cross Ref.:** Torrey Highlands PFFP Project P-4.



# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** COMMUNITY SWIMMING POOL

**DEPARTMENT:** PARK AND RECREATION

**CIP or JO#:** 29-429.0

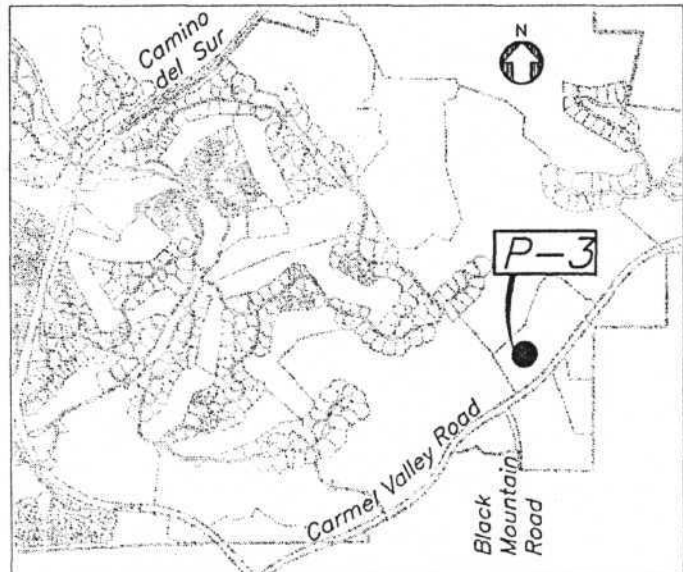
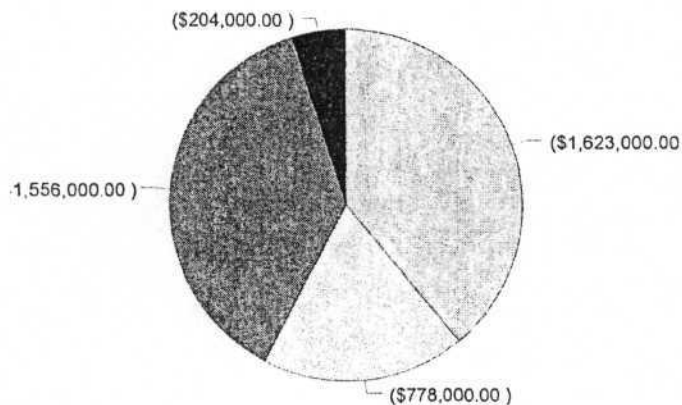
**COUNCIL DISTRICT:** 1

**PROJECT:** P-3

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2011 - 2014

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2011	2014			
1,623,000	BMR-FBA (CR)				1,623,000			
0								
0								
778,000	TH-FBA			778,000				
1,556,000	PHR-FBA				1,556,000			
204,000	DMM-FBA			204,000				
0								
<b>4,161,000</b>	<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>982,000</b>	<b>3,179,000</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construction of a community swimming pool to be located at the community park site (see companion project P-1).

**Justification:** General Plan guidelines indicate that a community swimming pool should be provided when the service population reaches 50,000 people within a radius of approximately 1 to 2 miles. This project will provide for Black Mountain Ranch's (BMR) incremental share of the funding for this facility based on population, with the balance of funding coming from the Torrey Highlands (TH) FBA and other development in the NCFUA.

**Funding:** Funding contributions for BMR (39.0%), Pacific Highlands Ranch (37.4%), TH (18.7%) and Del Mar Mesa (4.9%) are based upon population.

**Schedule:** The schedule for this facility is dependent upon the actual rate of development within both BMR and other development in the NCFUA.

**Cross Ref.:** Torrey Highlands PFFP Project P-5.

**Cross Ref.:** Pacific Highlands Ranch PFFP Project P-3.3.

**Cross Ref.:** Del Mar Mesa PFFP Project 43-20.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** SOUTH NEIGHBORHOOD PARK (NP #1)

**DEPARTMENT:** PARK AND RECREATION

**PROJECT:** P-4

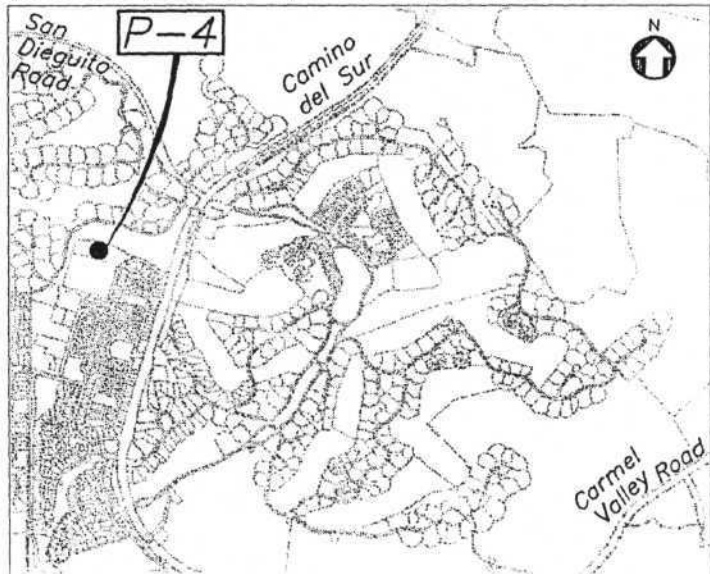
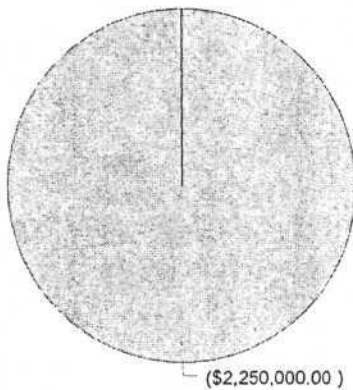
**CIP or JO#:** 29-525.0

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007			
2,250,000	BMR-FBA (CR)			498,127	1,751,873			
0								
0	DEV. ADVANCE	2,250,000		(498,127)	(1,751,873)			
0								
0								
0								
0								
0								
2,250,000	<b>TOTAL</b>	<b>2,250,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Acquisition and development of a 5.0 acre (usable acres) neighborhood park adjacent to a proposed elementary school site. This project includes the cost of half-width street improvements for the local roadways adjacent to the project.

**Justification:** The park is adjacent to a proposed elementary school. In accordance with the City of San Diego's "Progress Guide and General Plan." The required size for this site is five acres. In accordance with general plan standards, this park shall serve a population of between 3,500 and 5,000 persons within a radius of approximately one-half mile.

**Schedule:** This schedule is dependent upon the actual rate of development within Black Mountain Ranch.

**Note:** Santaluz advanced this project under the terms of their development agreement and received credit against their FBA fee at the time they applied for building permits.



# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** NORTH NEIGHBORHOOD PARK (NP#2)

**DEPARTMENT:** PARK AND RECREATION

**CIP or JO#:** 29-688.0

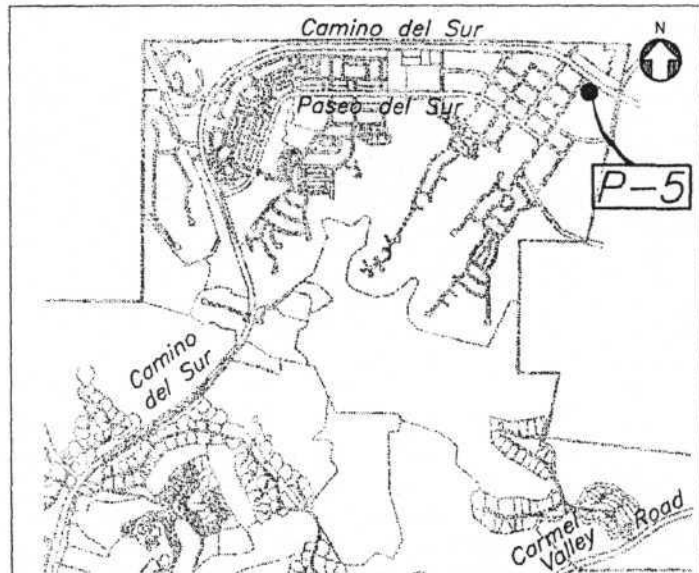
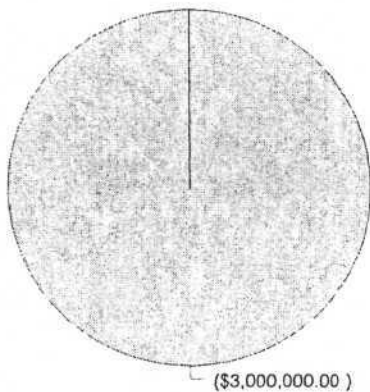
**COUNCIL DISTRICT:** 1

**PROJECT:** P-5

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2007

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2007	2008			
3,000,000	BMR-FBA (CR)				3,000,000			
0	DEV. ADVANCE			3,000,000	(3,000,000)			
0								
0								
0								
0								
0								
3,000,000	<b>TOTAL</b>	0	0	3,000,000	0	0	0	0



**Description:** Acquisition and development of a 5.0 acre (useable acres) neighborhood park adjacent to a proposed elementary school site. This project includes the cost of half-width street improvement for the local roadway(s) adjacent to the project.

**Justification:** The park is adjacent to a proposed elementary school. In accordance with the City of San Diego's "Progress Guide and General Plan," the required size for this site is five acres. In accordance with general plan standards, this park shall serve a population of between 3,500 and 5,000 persons within a radius of approximately one-half mile.

**Schedule:** This schedule is dependent upon the actual rate of development within Black Mountain Ranch.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** LA JOLLA VALLEY BIKE PATH

**DEPARTMENT:** PARK AND RECREATION

**CIP or JO#:**

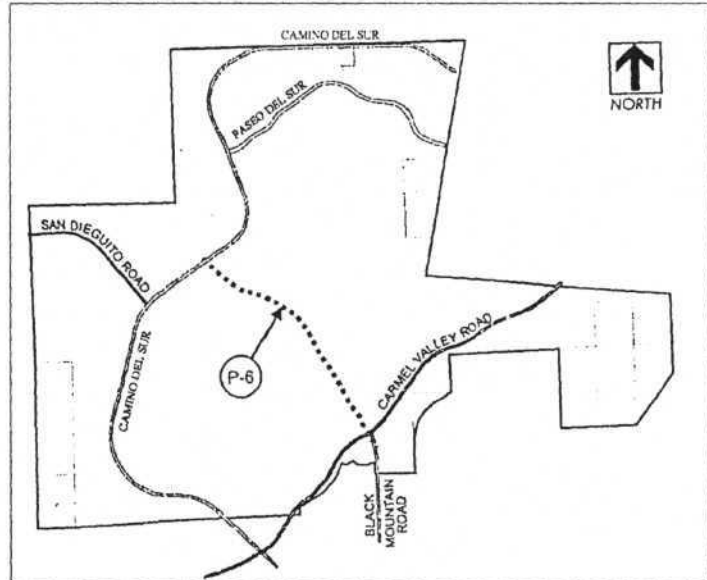
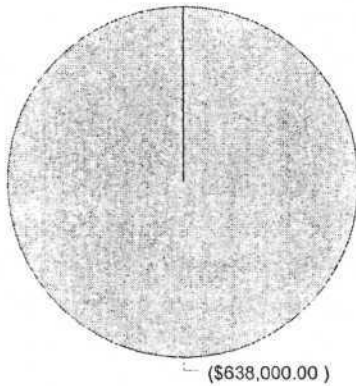
**COUNCIL DISTRICT:** 1

**PROJECT:** P-6

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2006

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006				
0	SUBDIVIDER							
638,000				638,000				
0								
0								
0								
0								
638,000	<b>TOTAL</b>	0	0	638,000	0	0	0	0



**Description:** Construction of 1.7 miles of bike path along the south side of La Jolla Valley between Carmel Valley Road and Camino del Sur within the area of Black Mountain Ranch (BMR) to be dedicated for public use.

Project is to be constructed by Santaluz developers under the terms of their development agreement extraordinary benefits.

**Justification:** Trail and bike access is a requirement of the Subarea plan for BMR.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** TRAIL - LA JOLLA VALLEY LINK

**DEPARTMENT:** PARK AND RECREATION

**CIP or JO#:** 29-536.0

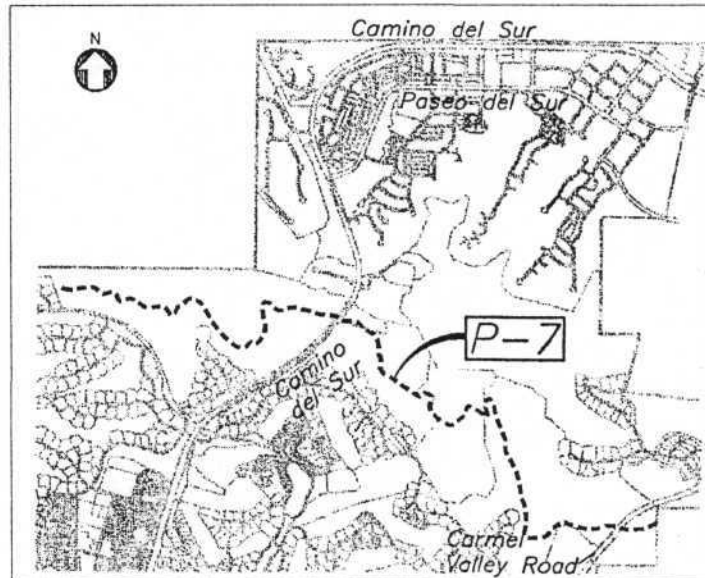
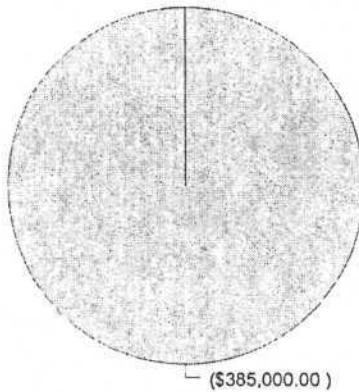
**COUNCIL DISTRICT:** 1

**PROJECT:** P-7

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2006

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006				
0	SUBDIVIDER							
385,000				385,000				
0								
0								
0								
0								
385,000	<b>TOTAL</b>	0	0	385,000	0	0	0	0



**Description:** Construction of 3.6 miles of multi-purpose unpaved trail within the area of Black Mountain Ranch (BMR) to be dedicated as open space, generally parallel to Lusardi Creek within La Jolla Valley.

This trail will provide a link from the BMR community park (P-1) to the western limit of Lusardi Creek within BMR near its connection to the San Dieguito River Regional Park.

Project is to be constructed by Santaluz developers under the terms of their development agreement extraordinary benefits.

**Justification:** Trail access is a requirement of the Subarea Plan for BMR.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** TRAIL - SOUTH LOOP

**DEPARTMENT:** PARK AND RECREATION

**CIP or JO#:** 29-539.0

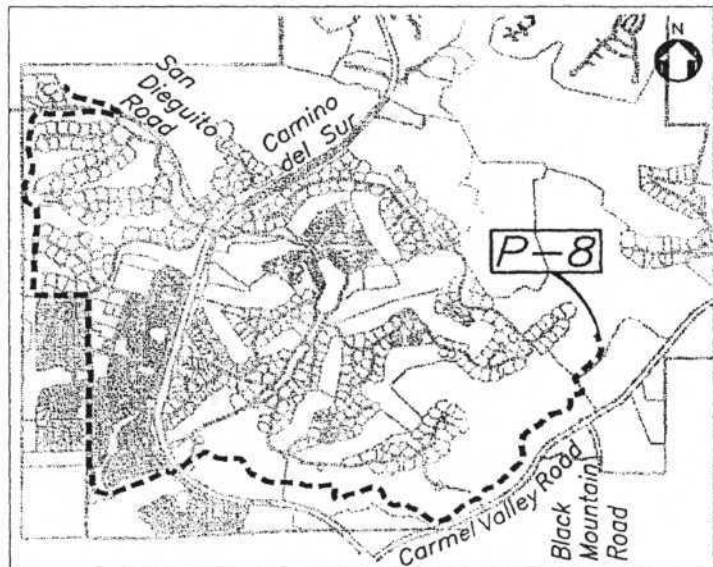
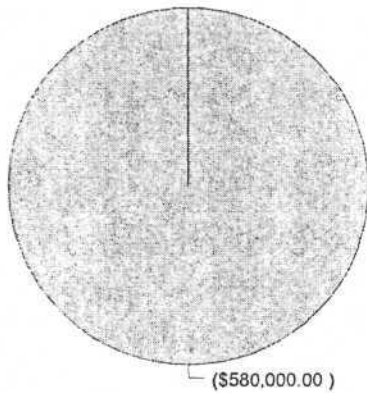
**COUNCIL DISTRICT:** 1

**PROJECT:** P-8

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP					
0	SUBDIVIDER	580,000						
580,000								
0								
0								
0								
0								
580,000	<b>TOTAL</b>	580,000	0	0	0	0	0	0



**Description:** Construction of 6.2 miles of trail within the area of Black Mountain Ranch (BMR) to be dedicated as open space, in the southern portion of BMR. This trail will connect to the La Jolla Valley Trail (P-7) and form a loop around the southern portion of BMR.

Project was constructed by Santaluz developers under the terms of their development agreement extraordinary benefits.

**Justification:** Trail access is a requirement of the Subarea Plan for BMR.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** TRAIL - NORTH LOOP

**DEPARTMENT:** PARK AND RECREATION

**CIP or JO#:** 29-538.0

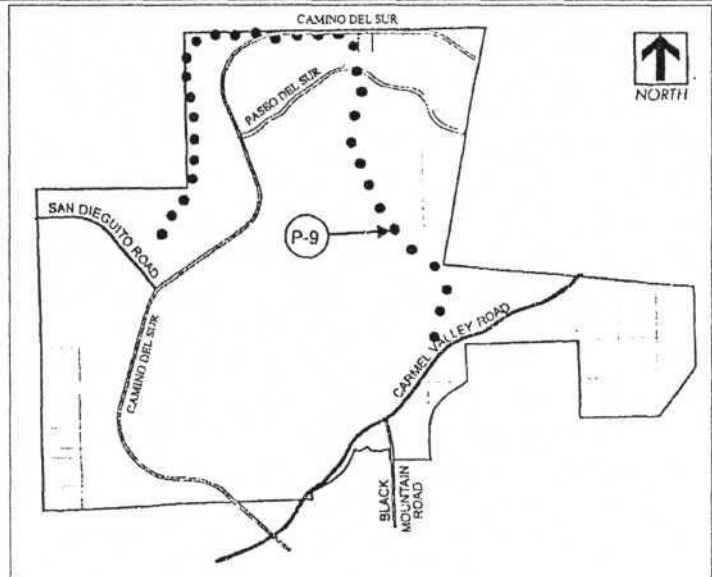
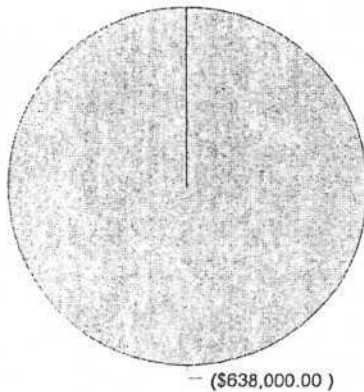
**COUNCIL DISTRICT:** 1

**PROJECT:** P-9

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2007

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2007				
0	SUBDIVIDER			638,000				
638,000								
0								
0								
0								
0								
638,000	<b>TOTAL</b>	0	0	638,000	0	0	0	0



**Description:** Construction of 6.6 miles of trail within the area of Black Mountain Ranch (BMR) to be dedicated as open space, in the northern portion of BMR. This trail will connect to the La Jolla Valley Trail (P-7) and form a loop around the northern portion of BMR.

Project is to be constructed by BMR LLC developers under the terms of their development agreement extraordinary benefits.

**Justification:** Trail access is a requirement of the Subarea Plan for BMR.

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# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** SOUTH FIRE STATION - NO. 46

**DEPARTMENT:** FIRE

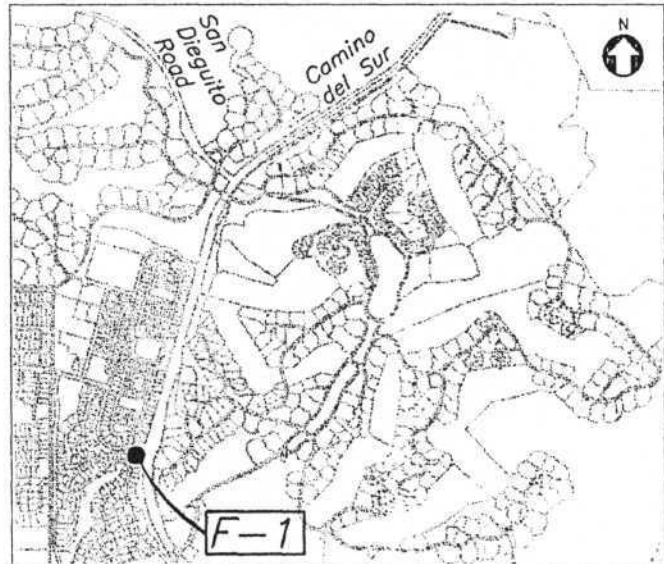
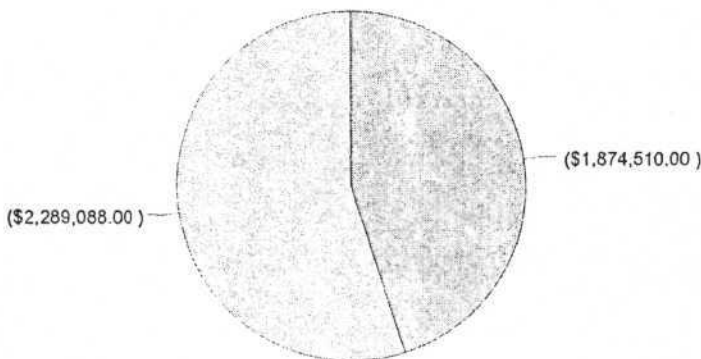
**CIP or JO#:** 33-099.0

**COUNCIL DISTRICT:** 1

**PROJECT:** F-1

**COMMUNITY PLAN:** Black Mountain Ranch  
**PROJECT YEAR:** COMPLETED

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006				
1,874,510	BMR-FBA (CR)		1,361,577	512,933				
0								
0	DEV. ADVANCE	1,874,510	(1,361,577)	(512,933)				
2,289,088	TH-FBA	1,140,919	1,148,169					
0								
0								
0								
<b>4,163,598</b>	<b>TOTAL</b>	<b>3,015,429</b>	<b>1,148,169</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct an approximately 9,900 square foot fire station on a one-acre site in Black Mountain Ranch (BMR) to serve development in both BMR and Torrey Highlands (TH). The station will house 10 fire personnel, one engine company and a ladder truck.

**Justification:** The developers of BMR, pursuant to their development agreement, have agreed to construct a fire station facility, complete with necessary furnishings and apparatus. Since this facility will also provide support to TH, funding was a joint responsibility for TH and BMR.

Santaluz developers advanced this project under the terms of their development agreement and received credits against their FBA at the time they applied for building permits.

**Cross Ref.:** Torrey Highlands PFFP Project F-1.

# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** NORTH FIRE STATION - NO. 48

**DEPARTMENT:** FIRE

**PROJECT:** F-2

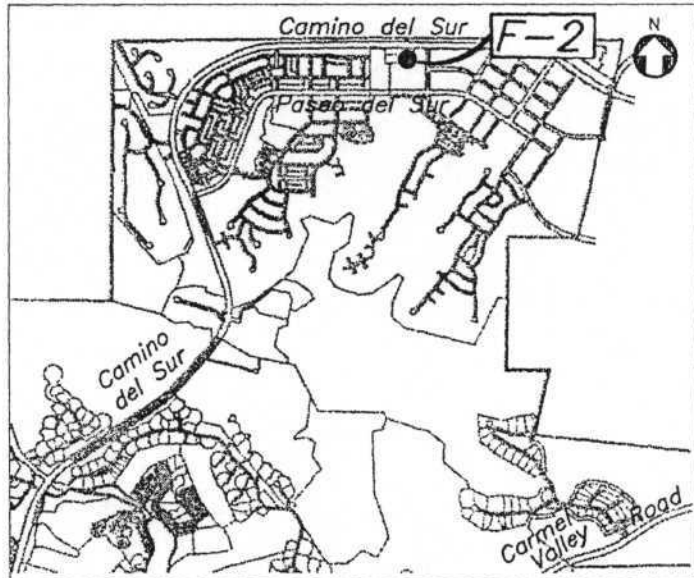
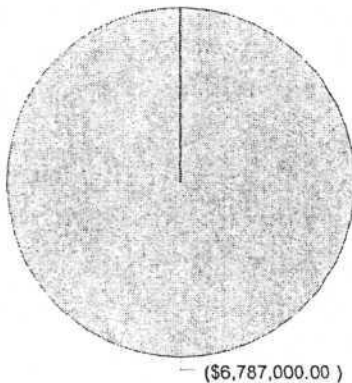
**CIP or JO#:**

**COUNCIL DISTRICT:** 1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2006

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2007	2008	2009	
6,787,000	BMR-FBA (CR)				1,500,000	4,395,000	892,000	
0								
0	DEV. ADVANCE			6,787,000	(1,500,000)	(4,395,000)	(892,000)	
0								
0								
0								
0								
6,787,000	<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>6,787,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Description:** Design and construct a new fire station in the northern portion of Black Mountain Ranch (BMR). The project consists of an approximate 9,000 sf station housing, six fire personnel, one engine and brush apparatus.

**Justification:** This facility will provide the fire protection needs of development in BMR adjacent communities based on appropriated response times for emergencies.

**Schedule:** The phasing of this project is dependent on the actual rate of development. The Fire Department has requested that this project be initiated in FY 2006.



# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** BRANCH LIBRARY

**DEPARTMENT:** LIBRARY

**CIP or JO#:** N/A

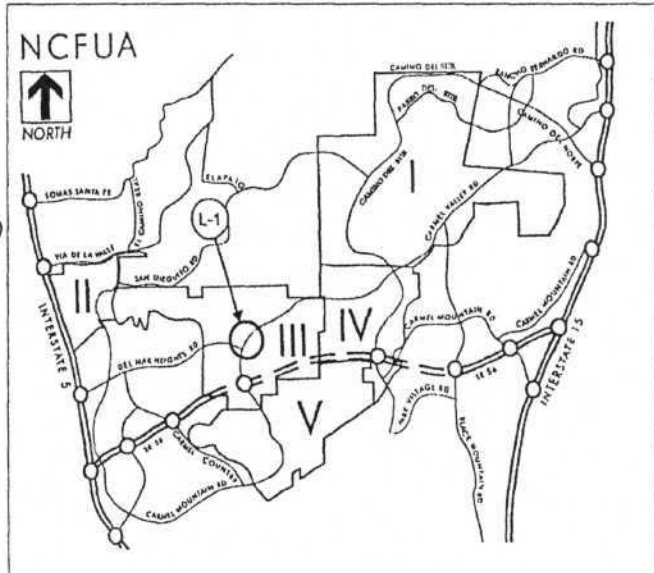
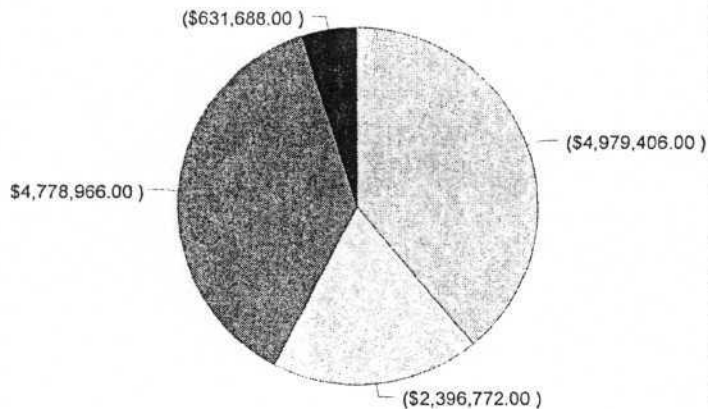
**COUNCIL DISTRICT:** I

**PROJECT:** L-1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2010-2012

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2010	2011	2012		
4,979,406	BMR-FBA			4,979,406				
0								
0								
2,396,772	TH-FBA			2,396,772				
4,778,966	PHR-FBA					4,778,966		
631,688	DMM-FBA			631,688				
0								
<b>12,786,832</b>	<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>8,007,866</b>	<b>0</b>	<b>4,778,966</b>	<b>0</b>	<b>0</b>



**Description:** Construct a 18,000 square foot Branch Library facility on a three-acre site in Pacific Highlands Ranch (PHR) to serve the entire NCFUA. The library will be located adjacent to a two-acre site that will be utilized for civic activities such as the transit center and a pedestrian plaza.

**Justification:** Black Mountain Ranch (BMR) will contribute approximately 38.7% of the population that will be served by this library facility. The balance of funds to finance this project will come from other Subareas within the NCFUA (as depicted in their respective PFFPs or development agreements).

**Funding:** Each Subarea within the North City Future Urbanizing Area (NCFUA) is contributing its prorata share of a complete library facility. Funding contributions for BMR (39.0%), Pacific Highlands Ranch (37.4%), TH (18.7%) and Del Mar Mesa (4.9%) are based upon population.

**Cross Ref.:** Pacific Highlands Ranch PFFP Project L-1.

**Cross Ref.:** Torrey Highlands PFFP Project L-1.

**Cross Ref.:** Del Mar Mesa PFFP Project L-1.

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# CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

**TITLE:** CARMEL VALLEY TRUNK SEWER

**DEPARTMENT:**

**CIP or JO#:** 46-136.0

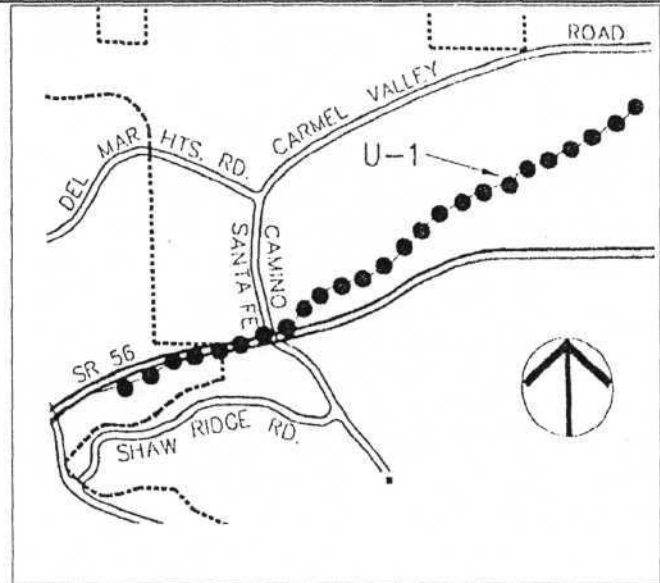
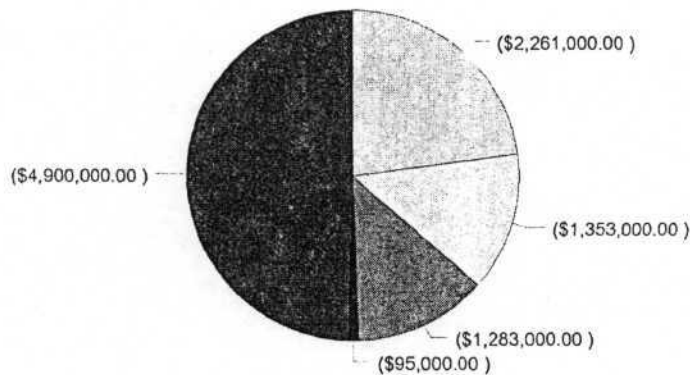
**COUNCIL DISTRICT:** 1

**PROJECT:** U-1

**COMMUNITY PLAN:** Black Mountain Ranch

**PROJECT YEAR:** 2002 - 2010

FUNDING:	SOURCE	EXPEND/ ENCUMB	CONT APPROP	2006	2010			
2,261,000	BMR-FBA				2,261,000			
0								
0	DEV. ADVANCE		1,638,698	(522,654)	(1,116,044)			
1,353,000	TH-FBA				1,353,000			
1,283,000	PHR-FBA				1,283,000			
95,000	DMM-FBA				95,000			
4,900,000	CITY-CIP	8,775,956			(3,875,956)			
9,892,000	<b>TOTAL</b>	8,775,956	1,638,698	(522,654)	0	0	0	0



**Description:** Provide funding for the replacement and upsizing of this existing 18" - 27" sewer line in order to provide capacity to most all of the NCFUA and Rancho Penasquitos. The project includes design, environmental mitigation, and pipeline construction, together with access roads and right-of-way, where required.

**Justification:** While there is capacity available within this existing pipeline for approximately 10 years, the exact condition of this pipeline is not fully known at this time. This project will provide prorata funding for future upgrades to replace the existing pipeline and provide for additional capacity to meet the anticipated demands at buildout for the NCFUA.

The City will provide interim funding to replace and upsize this pipeline and be reimbursed by new development from the FBA funds for each of the communities in the NCFUA at such time as the available capacity in the existing trunk sewer has been exceeded.

**Cross Ref.:** Torrey Highlands PFFP Project U-1.

**Cross Ref.:** Pacific Highlands Ranch PFFP Project U-1.

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**Summary of Required Circulation Improvements by Phase**  
**Black Mountain Ranch Revised VTM and the Remainder of Black Mountain Ranch Subarea I**  
**VTM PHASE**

<b>PFFP Proj No.</b>	<b>Facility</b>	<b>Location</b>	<b>Required Improvement Description</b>
<b>Vesting Tentative Map Phase One:</b> Prior to development in the Vesting Tentative Map area, the following improvements shall be assured to the satisfaction of the City Engineer:			
<b>On-Site Roads</b>			
T-3	Black Mtn. Rd.	Carmel Valley Rd. to existing Black Mtn. Rd.	Construct 4-lane major street.
T-9	Camino Del Sur	At San Dieguito Rd.	Construct traffic signal.
T-9	Camino Del Sur	San Dieguito Rd. to Carmel Valley Rd.	Construct 2 lanes of an ultimate 4-lane major road.
T-9	Camino Del Sur	At B Street	Construct traffic signal.
T-9	Camino Del Sur	At Carmel Valley Rd.	Construct traffic signal.
T-3	Carmel Valley Rd.	At Black Mountain Rd.	Construct traffic signal.
T-1	San Dieguito Rd.	Property boundary east to Camino Del Sur	Construct a 2-lane collector street with intersection widening.
<b>Off-Site Roads</b>			
T-4	Black Mtn. Rd.	At Maler Rd.	Construct traffic signal.
T-4	Black Mtn. Rd.	At SR-56 WB Ramp	Widen WB approach for dual lefts and right turn lanes. Modify signal.
T-4	Black Mtn. Rd.	At SR-56 EB Ramp	Widen SB approach for dual lefts; Widen NB approach for exclusive right turn lane.
T-4	Black Mtn. Rd.	At Park Village Rd.	Widen SB approach for exclusive right turn lane.
T-19	Carmel Valley Rd.	Western portion of SR-56 to Via Abertura	Provide striping, signing, and widening improvements as required by City Engineer, enhance existing 2-lane road.
T-21.1, T-21.2	Carmel Valley Rd.	Via Abertura to Black Mtn. Rd.	Construct 2 lanes of an ultimate 4-lane major road with intersection widening.
T-19	Carmel Valley Rd.	At Rancho Santa Fe Farms Rd.	Construct traffic signal.
T-28	El Camino Real	At San Dieguito Rd.	Widen WB approach for shared left and right turn lane.
T-4	Rancho Penasquitos Blvd.	At SR-56 WB Ramp	Widen WB off ramp to provide a center left/through/right turn lane.
<b>Vesting Tentative Map Phase Two:</b> Prior to exceeding 600 equivalent dwelling units in the Vesting Tentative Map area, the following improvements shall be assured to the satisfaction of the City Engineer:			
<b>On-Site Roads</b>			
N/A	SR-56 or Camino Del Sur	Black Mountain Rd. to Camino Del Sur	Extend to Camino Del Sur.
T-9	Camino Del Sur	San Dieguito Rd. to Carmel Valley Rd.	Widen to 4-lane major street.
T-13, T-14	Camino Del Sur	Carmel Valley Rd. to SR-56	Construct 4-lane major street.
<b>Off-Site Roads</b>			
T-18	Carmel Valley Rd.	At I-5 SB Ramp	Restripe the intersection for a WB shared left/through lane. Modify signal for split phasing.

**NAME CHANGE NOTES:**

- Former North Village Drive has been renamed Paseo Del Sur and is included herein as an Internal Roadway.
- Former Camino Ruiz and those portions of Camino del Norte within Subarea I and Subarea IV have been renamed Camino Del Sur.
- The portion of Camino Santa Fe within Subarea III at SR-56 and north to Del Mar Heights Road has been renamed Carmel Valley Road.

**Summary of Required Circulation Improvements by Phase**  
**Black Mountain Ranch Revised VTM and the Remainder of Black Mountain Ranch Subarea I**  
**PHASE I-A & I-B**

<b>PFFP Proj No.</b>	<b>Facility</b>	<b>Location</b>	<b>Required Improvement Description</b>
<b>Black Mountain Ranch Subarea I Phase I-A:</b> Prior to exceeding 2,610 equivalent dwelling units in the Vesting Tentative Map phase and any equivalent dwelling units in the remainder of Subarea I, the following improvements shall be assured to the satisfaction of the City Engineer.			
<b>On-Site Roads</b>			
T-5	Camino Del Sur	San Dieguito Rd. to Paseo Del Sur	Construct 2 lanes of ultimate 4-lane major street.
T-47, T-48	Internal Roadways	As required by internal development	Construct roadways and traffic signals.
<b>Off-Site Roads</b>			
T-14	Camino Del Sur	Carmel Valley Rd. to SR-56	If not complete, widen to 4 lanes.
T-21.1	Carmel Valley Rd.	Via Abertura to Camino Del Sur	Widen to 4 lanes.
N/A	SR-56	Black Mountain Rd. to Camino Del Sur	Construct 4 lane freeway (3)(4).
T-53	San Dieguito Rd.	At El Apajo	Traffic signal or Contribute funding for improvement.
T-29.1	El Camino Real	San Dieguito Rd. south to Half Mile Dr.	Widen to 4 lanes.
T-32.1	Via de la Valle	El Camino Real West to San Andres Dr.	Widen to 4 lanes (1)(5).
T-32.1	Via de la Valle	San Andres Dr. to I-5	Restripe for 6 lanes (1).
<b>Black Mountain Ranch Subarea I Phase I-B:</b> Prior to exceeding 2,610 equivalent dwelling units in the Vesting Tentative Map phase and 1,282 equivalent dwelling units in the remainder of Subarea I, the following improvements shall be assured to the satisfaction of the City Engineer.			
<b>On-Site Roads</b>			
T-10	Camino Del Sur	San Dieguito Rd. to Carmel Valley Rd.	If not complete, widen to 4 lanes.
T-47, T-48	Internal Roadways	As required by internal development	Construct roadways and traffic signals.
<b>Off-Site Roads</b>			
N/A	Camino Del Sur	SR-56 south to Carmel Mountain Rd.	Construct 4 lanes.
N/A	Camino Del Sur	Carmel Mountain Rd to Dormouse Rd.	Construct 2 lanes (2).
T-19, T-20	Carmel Valley Rd.	Del Mar Heights Rd. to SR-56	Construct 4 lanes.
T-20	Carmel Valley Rd.	Via Abertura west to Del Mar Heights Rd.	Widen to 4 lanes.
T-22.2	Carmel Valley Rd.	Camino Del Sur to Black Mountain Rd.	Widen to 4 lanes.
N/A	Del Mar Heights Rd.	Lansdale Dr. to Carmel Valley Rd.	Construct 4 lanes.
T-2	El Apajo	Via de Santa Fe to San Dieguito Rd.	Widen to 3 lanes.
	SR-56	Camino Del Sur to east of Carmel Country Rd.	Construct 4 lane freeway (3)(4).
T-15.1	SR-56	At Camino Del Sur	Construct diamond interchange.
N/A	SR-56	At Carmel Valley Rd.	Construct diamond interchange.
T-56	SR-56	At I-15	Contribution of \$580,000 for interchange. Improvements.
T-29.2	El Camino Real	Via de la Valle to San Dieguito Rd.	Widen to 4 lanes (2).
T-29.2	Via de la Valle	El Camino Real (E) to El Camino Real (W)	Widen to 4 lanes (2)(5).
N/A	Interstate 5	SR-56 to I-805	Construct dual freeways (3).

(1) If unable to assure at time of first EDU in Phase I-A because of failure to acquire right of way, obtain Coastal Commission approval or other reason beyond City or developer control, improvement will be subject to a bonded deferred improvement agreement and moved into Phase I-B.

(2) Current City CIP projects. City will assure in Phase I-B; otherwise, Phase II EDUs will not be released until assured

(3) SR-56 is assured by the City and the dual freeways are assured by Caltrans.

(4) SR-56 was formerly described as a single project from Carmel Valley to Black Mountain Road.

(5) Via de la Valle was formerly described as a single project from San Andres Drive to El Camino Real (E).



**Summary of Required Circulation Improvements by Phase**  
**Black Mountain Ranch Revised VTM and the Remainder of Black Mountain Ranch Subarea I**  
**PHASE II-A & II-B**

<b>PFFP Proj. No.</b>	<b>Facility</b>	<b>Location</b>	<b>Required Improvement Description</b>
<b>Black Mountain Ranch Subarea I Phase II-A:</b> Prior to exceeding 2,610 equivalent dwelling units in the Vesting Tentative Map phase and 1,582 equivalent dwelling units in the remainder of Subarea I, (totaling 4,192 equivalent dwelling units in all of Subarea I), the following improvements shall be assured to the satisfaction of the City Engineer.			
<b>On-Site Roadways</b>			
T-6, T-34	Camino Del Sur	San Dieguito Rd. to Camino del Norte	Widen to 4 lanes (6).
T-25	Carmel Valley Rd.	Black Mountain Rd. to Camino Crisalida	Construct 2 lanes (7)(8).
T-47, T-48	Internal Roadways	As needed	Construct roadways and traffic signals.
<b>Off-site Roadways</b>			
T-46	Bernardo Center Dr.	At I-15	Construct ramp improvements.
T-35, T-36	Camino del Norte	Camino Del Sur to Camino San Bernardo	If not constructed, construct 4 lanes (9).
T-37	Camino del Norte	At Bernardo Center Dr.	Improve capacity at-grade, pedestrian bridge.
T-38	Camino del Norte	At I-15 Ramps	Complete interchange improvements, NB & SB truck climbing lanes.
T-55	I-15	SR-163 to Escondido	Construct capacity enhancements (HOV, auxiliary lanes or comparable improvements) to facility.
T-39	Rancho Bernardo Rd.	Bernardo Center Dr. to West Bernardo Dr.	Widen to 6 lanes.
T-39	Rancho Bernardo Rd.	At West Bernardo Dr.	Construct intersection improvements.
T-39	Rancho Bernardo Rd.	At I-15 NB/SB Ramps	Construct intersection improvements.
T-45	West Bernardo Dr.	At Bernardo Center Dr.	Construct intersection improvements.
T-43	West Bernardo Dr.	I-15 SB Ramps to Aguamiel Rd.	Improve cross-section.
T-44	West Bernardo Dr.	At I-15 SB Ramp	Construct traffic signal.
T-54.2	SR-56 Westbound	Between Carmel Creek Rd. On & Off Ramps	Contribute fair share of \$1,000,000 for Auxiliary Lane.
T-18	El Camino Real SB	At Carmel Valley Rd./SR-56	Contribute fair share of \$600,000 for turn pocket.
<b>Black Mountain Ranch Subarea I Phase II-B:</b> Prior to exceeding 2,610 equivalent dwelling units in the Vesting Tentative Map phase and 2,602 equivalent dwelling units in the remainder of Subarea I, (totaling 5,212 equivalent dwelling units in all of Subarea I), the following improvements shall be assured to the satisfaction of the City Engineer.			
<b>On-Site Roadways</b>			
T-47, T-48	Internal Roadways	As needed	Construct roadways and traffic signals.
<b>Off-Site Roadways</b>			
N/A	I-5	I-805 to Birmingham	Construct capacity enhancements (HOV, auxiliary lanes or comparable improvements) to facility.
T-25	Carmel Valley Rd.	Black Mountain Rd. to Camino Crisalida	Widen to 4 lanes (8).
N/A	Camino Del Sur	Carmel Mountain Rd to Dormouse Rd.	Widen to 4 lanes.

(6) Project formerly described as three separate increments: Camino Ruiz from San Dieguito Road to North Village Drive, Camino Ruiz from North Village Drive to Camino del Norte and Camino del Norte from the Eastern Project Boundary to the Western Project Boundary.

(7) 138 EDUs will be released with the assurance of two lanes of Carmel Valley Road between Black Mountain Road and Camino Crisalida without regard to other transportation phasing or EDU limitations.

(8) Project formerly described as Black Mountain Rd. to Bernardo Center Dr.

(9) Project formerly described as two separate increments: Camino del Norte from Eastern Project Boundary to 4S Parkway and from 4S Parkway to Existing Terminus which was Camino San Bernardo.



**Summary of Required Circulation Improvements by Phase**  
**Black Mountain Ranch Revised VTM and the Remainder of Black Mountain Ranch Subarea I**  
**PHASE III**

<i>PFFP Proj No.</i>	<i>Facility</i>	<i>Location</i>	<i>Required Improvement Description</i>
	<b>Black Mountain Ranch Subarea I Phase III:</b> Prior to exceeding 2,610 equivalent dwelling units in the Vesting Tentative Map phase and 3,682 equivalent dwelling units in the remainder of Subarea I, (totaling 6,292 equivalent dwelling units in all of Subarea I), the following improvements shall be assured to the satisfaction of the City Engineer.		
	<b>On-Site Roadways</b>		
T-47, T-48	Internal Roadways	As needed	Construct roadways and traffic signals.
	<b>Off-Site Roadways</b>		
N/A	Camino Del Sur	Carmel Valley Rd. to Carmel Mountain Rd.	Widen to 6 lanes.
T-54.2	State Route 56	I-5 to I-15	Widen to 6-lane freeway.
T-58	State Route 56	At I-5	Construct north facing ramps.
T-15.1	State Route 56	At Camino Del Sur	Construct partial cloverleaf interchange.
N/A	Carmel Valley Rd.	Del Mar Heights Rd. to SR-56	Widen to 6 lanes.
T-57	Black Mountain Rd.	Twin Trails Rd. to north of Mercy Rd.	Widen to 6 lanes.

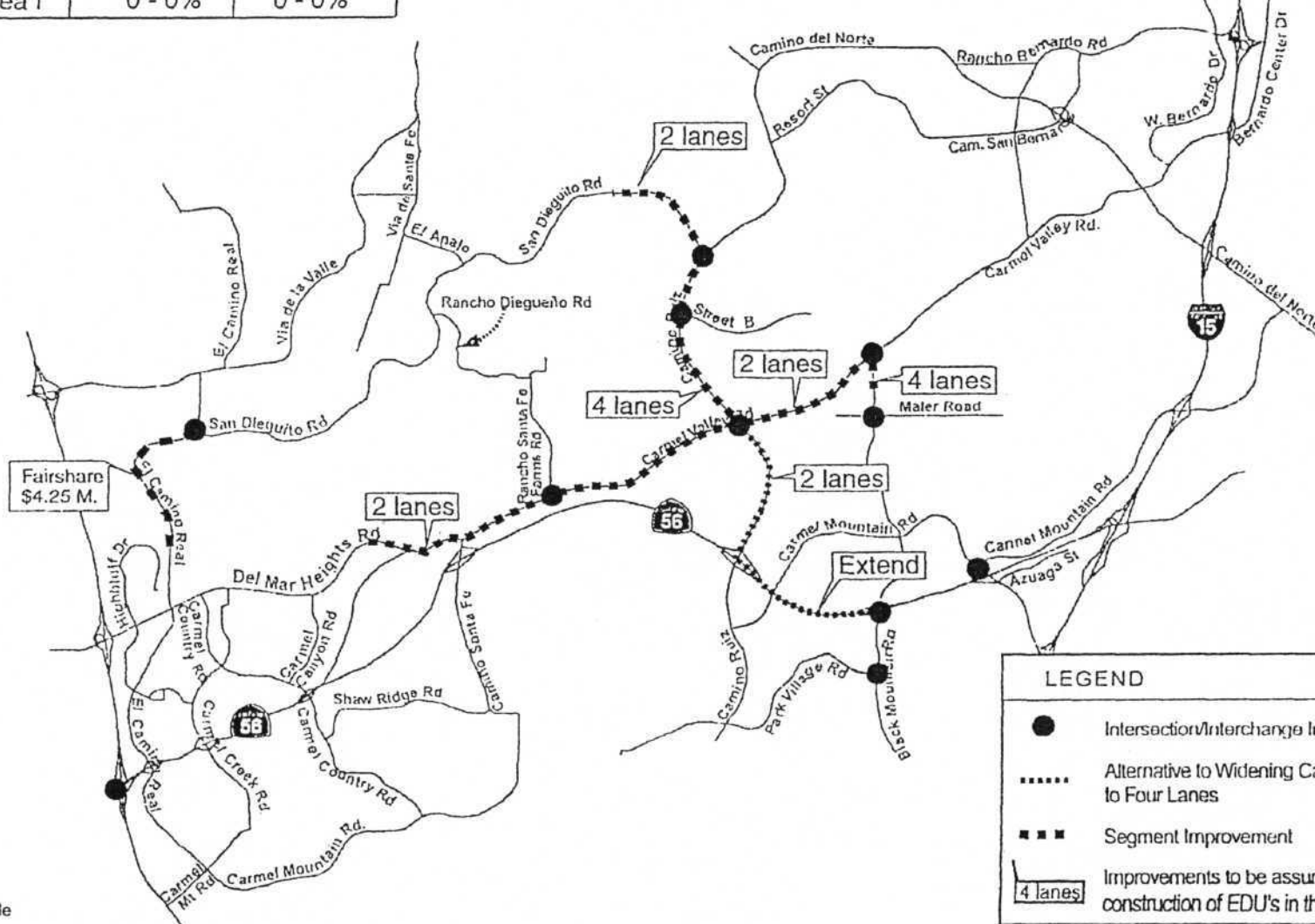
# Black Mountain Ranch Land Uses

Land Use	Units	Intensity	Daily Trip Rate (Vehicle Trips)	Total Daily Trips (Vehicle Trips)
VTM PHASE				
Black Mountain Ranch Land Uses Under VTM 95-0173				
Estate Residential	Dwelling Units	71	12	852
Single Family Residential	Dwelling Units	871	10	8,710
Affordable Housing	Dwelling Units	179	8	1,432
Middle School	Acres	17	40	680
Elementary School	Acres	10	60	600
Church (2)	Acres (Total)	6	60	360
Golf Courses (2)	Courses (Total)	2	600	1,200
Neighborhood Park (2)	Acres (Total)	10	10	100
Community Park	Acres	30	10	300
Subtotals:	Dwelling Units:	1,121	Trips:	14,234
Black Mountain Ranch Land Uses Under Proposition C 1996 and VTM 99-1161				
Neighborhood Commercial	Thousand Sq. Feet	60	120	7,200
Single Family Residential	Dwelling Units	218	10	2,180
Multi-Family Residential	Dwelling Units	42	8	336
Subtotals:	Dwelling Units:	260	Trips:	9,716
Perimeter Ownership Land Uses				
Single Family Residential	Dwelling Units	190	10	1,900
Affordable Housing	Dwelling Units	36	7	252
Subtotals:	Dwelling Units:	226	Trips:	2,152
VTM PHASE TOTALS:	Dwelling Units:	1,607	Trips:	26,102
PHASE I, II & III				
Phase I, II & III Black Mountain Ranch Ownership Land Uses				
Estate Residential	Dwelling Units	120	12	1,440
Single Family Residential	Dwelling Units	1,600	10	16,000
Multi-Family Residential	Dwelling Units	830	8	6,640
Age Restricted Residential	Dwelling Units	500	4	2,000
High School (portion)	Acres	40	50	2,000
Middle School	Acres	30	40	1,200
Elementary School	Acres	10	60	600
Employment Center	Thousand Sq. Feet	450	16	7,200
Neighborhood Commercial	Thousand Sq. Feet	75	120	9,000
Office	Thousand Sq. Feet	65	20	1,300
Resort/Hotel (Prop. C – 1996)	Rooms	300	8	2,400
Neighborhood Park	Acres	7	40	280
Subtotals:	Dwelling Units:	3,050	Trips:	50,060
Phase I, II & III Perimeter Ownership Land Uses				
SW Perimeter – Single Fam.	Dwelling Units	94	10	940
SE Perimeter – Single Fam.	Dwelling Units	349	10	3,490
NE Perimeter – Multi- Fam.	Dwelling Units	300	8	2,400
Subtotals:	Dwelling Units:	743	Trips:	6,830
PHASE I, II & III TOTALS:	Dwelling Units:	3,793	Trips:	56,890
TOTAL DWELLING UNITS BLACK MOUNTAIN RANCH SUBAREA I		5,400		
TOTAL TRIPS BLACK MOUNTAIN RANCH SUBAREA I		82,992 (1)		

(1) Total trips are 1028 trips (103 EDU) less than the total trips of 84,020 allocated in the Transportation Phasing Plan. This buffer was created primarily by the deletion of a High School Site that was included in the original VTM 95-0173 and in the original traffic and transportation analysis which is the basis for the Transportation Phasing Plan.

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VTM		
Area	Added	Cumulative
VTM	2,610 - 100%	2,610 - 100%
Subarea I	0 - 0%	0 - 0%



#### LEGEND

- Intersection/Interchange Improvement
- ..... Alternative to Widening Camino Ruiz to Four Lanes
- Segment Improvement
- 4 lanes Improvements to be assured prior to construction of EDU's in this phase.

Last Revised: September 10, 2002.

### VTM Circulation Network Improvements



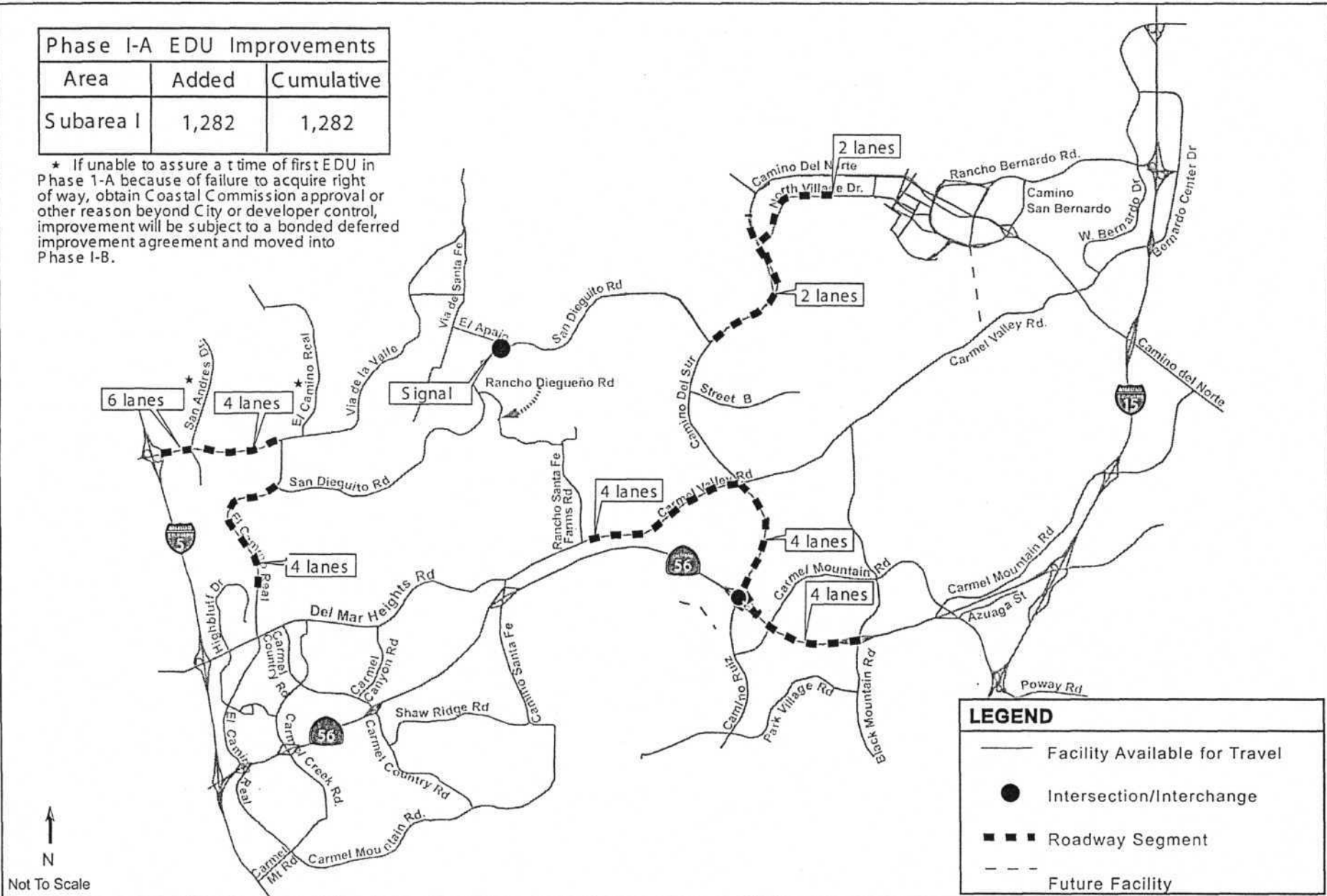
Kitsu & Associates  
and Transportation Planning

Black Mountain Ranch Subarea Plan  
Circulation Analysis

# Phase I-A EDU Improvements

Area	Added	Cumulative
Subarea I	1,282	1,282

\* If unable to assure a time of first EDU in Phase I-A because of failure to acquire right of way, obtain Coastal Commission approval or other reason beyond City or developer control, improvement will be subject to a bonded deferred improvement agreement and moved into Phase I-B.



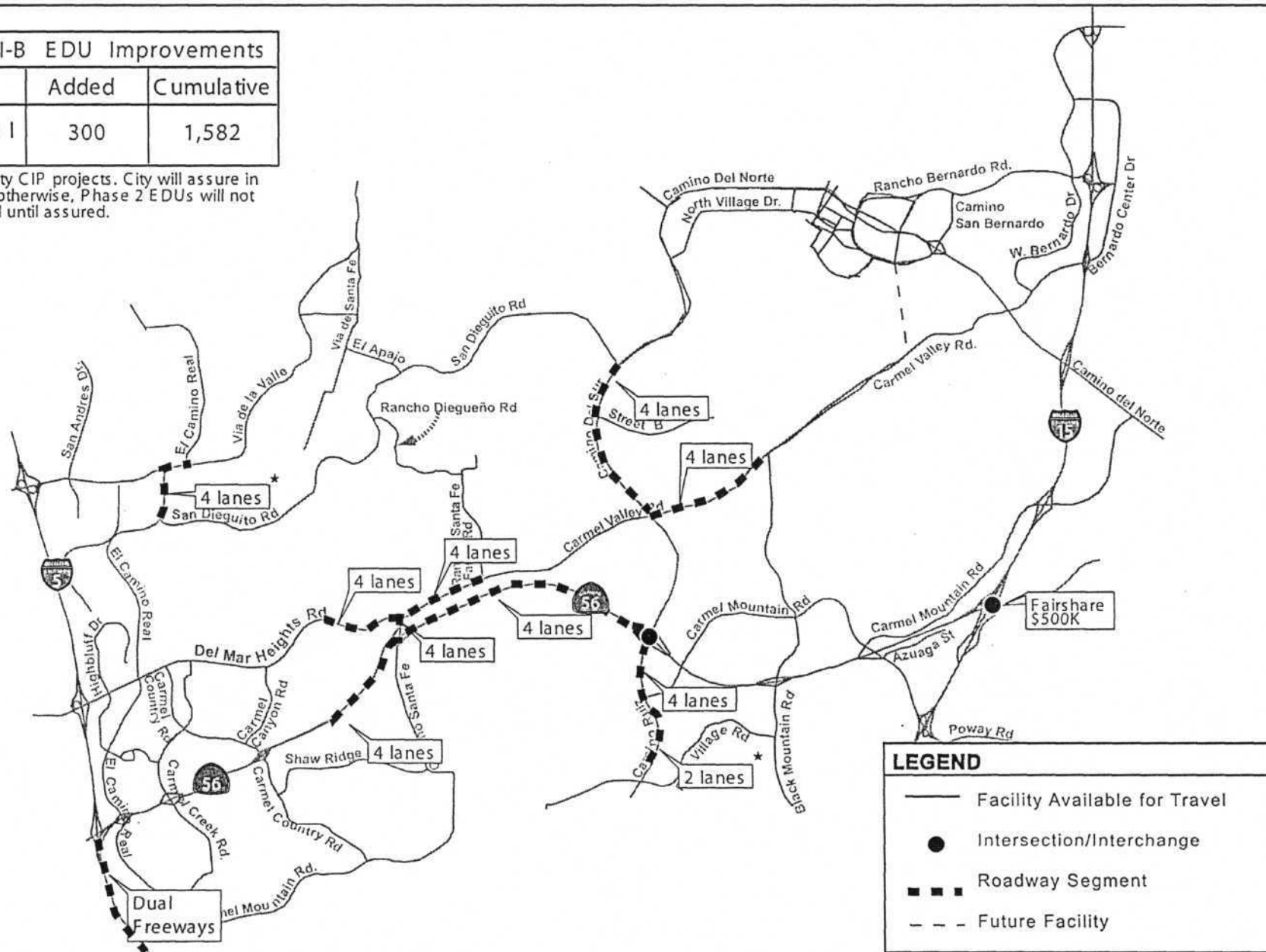
Last Revised: July 9, 2004  
JA3577

## Black Mountain Ranch Phasing Phase I-A

# Phase I-B EDU Improvements

Area	Added	Cumulative
Subarea I	300	1,582

\*Current City CIP projects. City will assure in Phase 1B; otherwise, Phase 2 EDUs will not be released until assured.

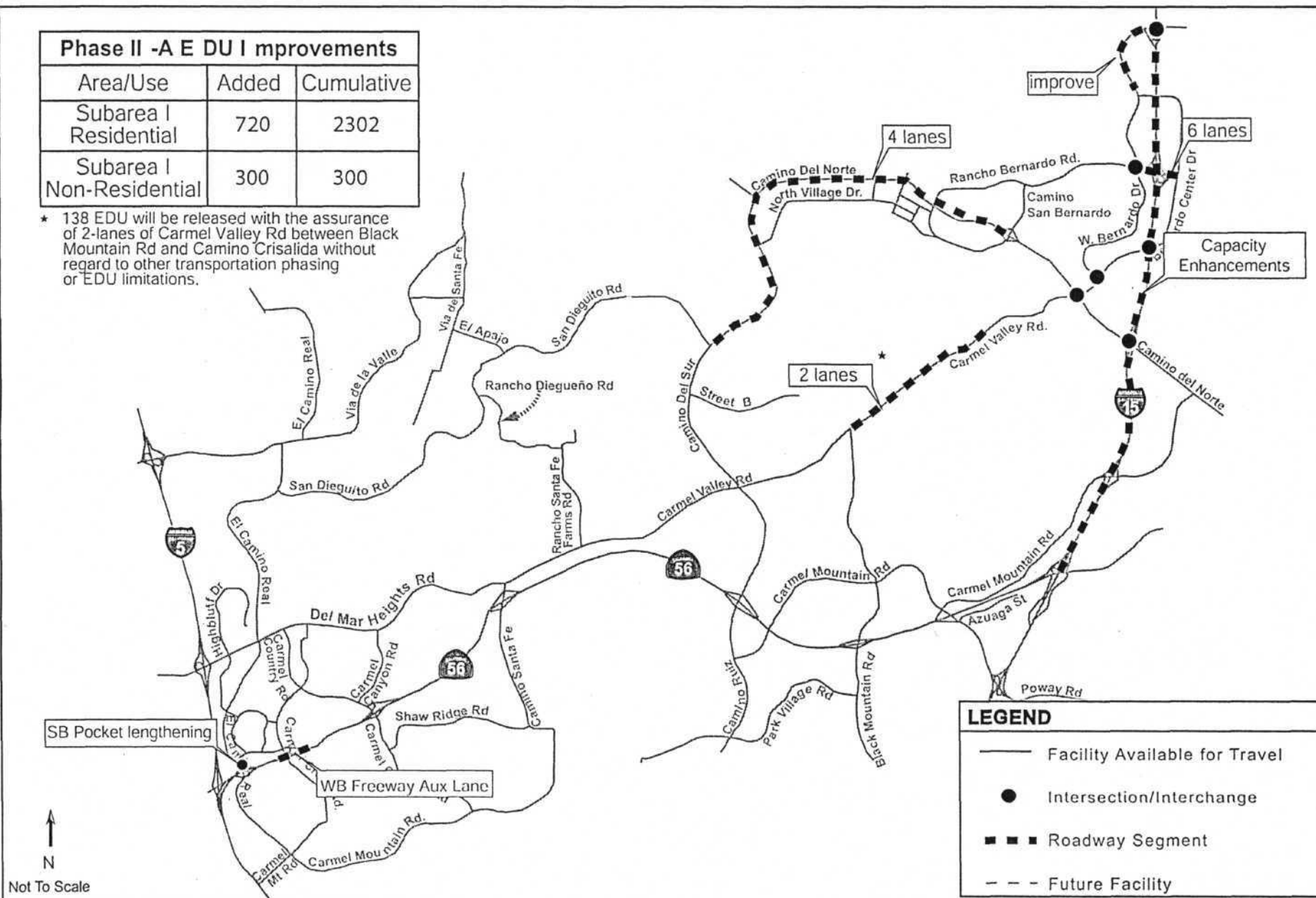


Last Revised: July 9, 2004  
JA3577

## Black Mountain Ranch Phasing Phase I-B

Phase II -A E DU I mprovements		
Area/Use	Added	Cumulative
Subarea I Residential	720	2302
Subarea I Non-Residential	300	300

\* 138 EDU will be released with the assurance of 2-lanes of Carmel Valley Rd between Black Mountain Rd and Camino Crisalida without regard to other transportation phasing or EDU limitations.

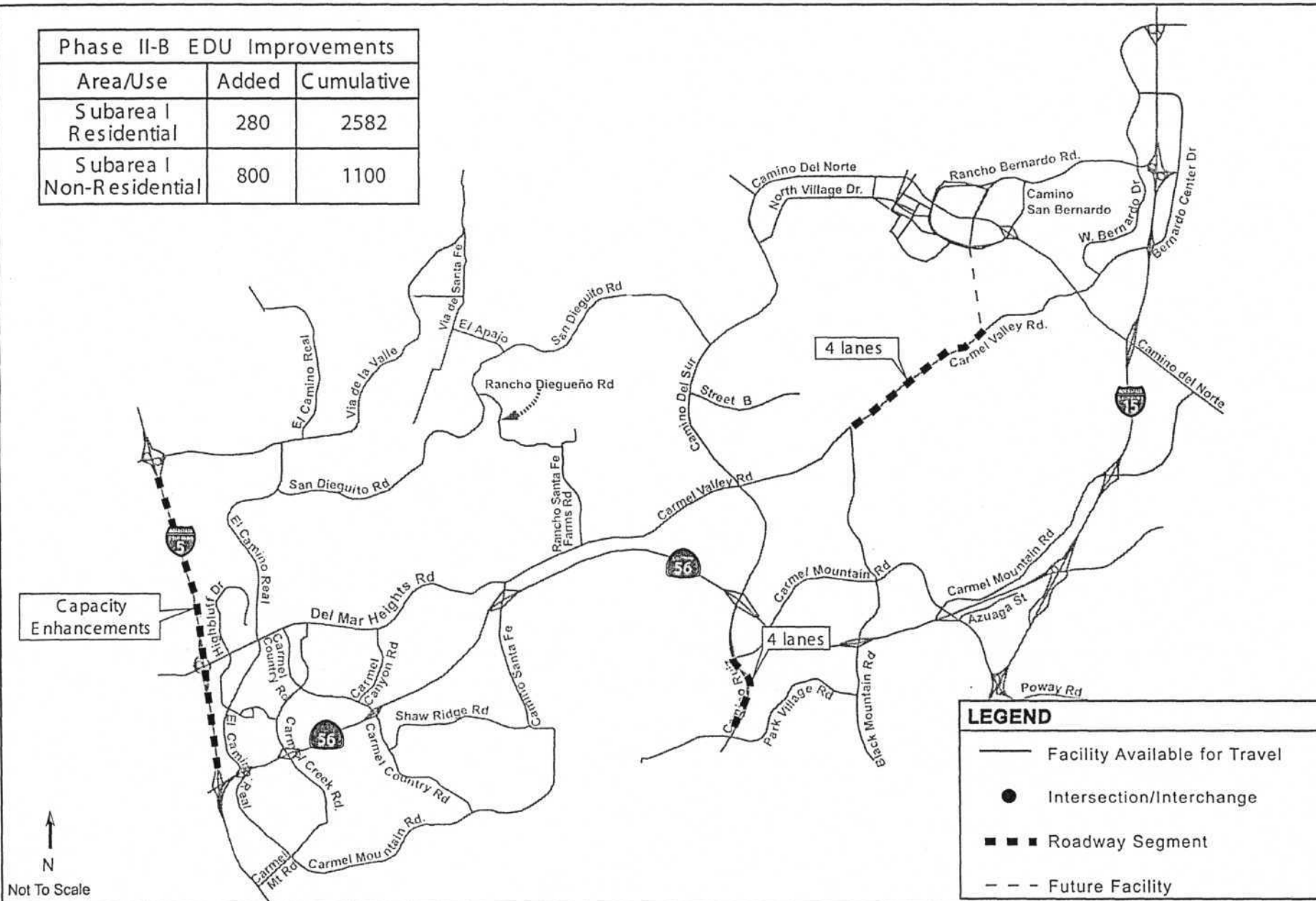


Last Revised: April 14, 2005  
JA3577

## Black Mountain Ranch Phasing Phase II-A



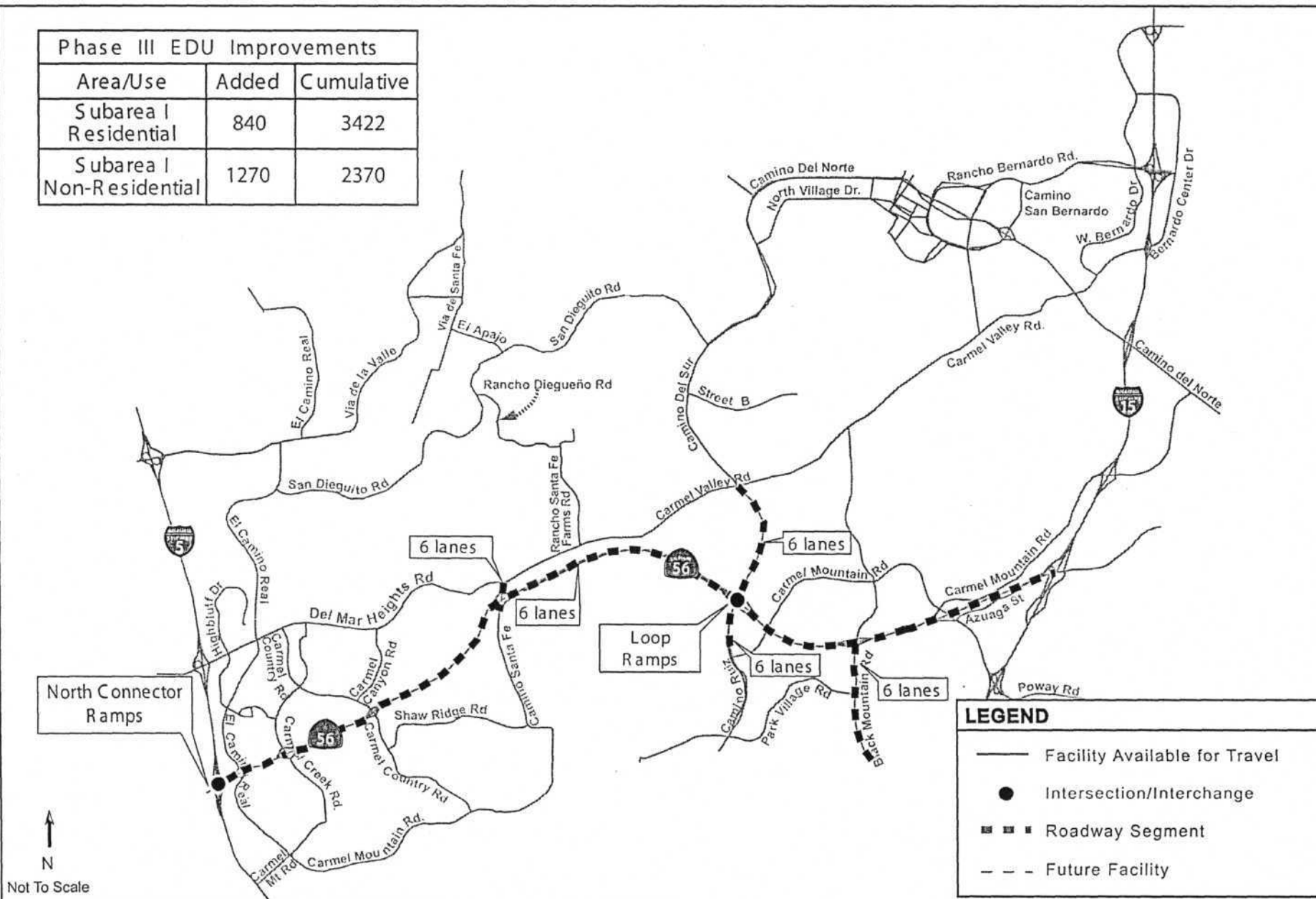
Phase II-B EDU Improvements		
Area/Use	Added	Cumulative
Subarea I Residential	280	2582
Subarea I Non-Residential	800	1100



Last Revised: July 9, 2004  
JA3577

## Black Mountain Ranch Phasing Phase II-B

Phase III EDU Improvements		
Area/Use	Added	Cumulative
Subarea I Residential	840	3422
Subarea I Non-Residential	1270	2370



Last Revised: July 9, 2004  
JA3577

### Black Mountain Ranch Phasing Phase III

# BLACK MOUNTAIN RANCH

REV 12/14/2005 8Thru Doc#174/ 11-21-05added par 2 (Rev-12-08-05)

SF =	44,650.00	MF =	31,255.00	HOTEL =	20,447.00
COMM =	14,780.00	GOLF =	1,802,127.00	INSTITUTION =	147,783.00
EMP CTR =	7,691.00	OFFICE =	11,233.00		

## Types of Development

SF - Single Family Unit (ea)	Office (1000 sf)	Hotel (room)	EMP CTR Employment Center (1000sf)
MF - Multifamily Unit (ea)	Comm - Commercial (1000 sf)	Institutional (acre)	Golf (ea)

Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
1	2671500600	PM18504	PAR 8	GOLF	1	\$1,802,127	BLACK MOUNTAIN RANCH L L C
1	2671500700	PM18504	PAR 10	OS	2.52	\$0	BLACK MOUNTAIN RANCH L L C
1	2671500800	PM18504	PAR 12	SF	12	\$535,800	BLACK MOUNTAIN RANCH L L C
1	2671501000	PM18504	PAR 14	SF	58	\$2,589,700	BLACK MOUNTAIN RANCH L L C
1	2671501200	PM18504	PAR 16	HOTEL	150	\$3,067,050	BLACK MOUNTAIN RANCH L L C
1	2671501300	PM18504	PAR 17	OS	7.17	\$0	BLACK MOUNTAIN RANCH L L C
1	2671501400	PM18504	PAR 18	MF	11	\$343,805	BLACK MOUNTAIN RANCH L L C
1	2671501400	PM18504	PAR 18	SF	57	\$2,545,050	BLACK MOUNTAIN RANCH L L C
1	2671501700	PM18504	PAR 13	OS	85.6	\$0	BLACK MOUNTAIN RANCH L L C
1	2671502000	PM14879	LOT 1	SF	41	\$1,830,650	BLACK MOUNTAIN RANCH L L C
1	2671502100	PM14879	LOT 2	SF	41	\$1,830,650	BLACK MOUNTAIN RANCH L L C
1	2671502200	PM14879	LOT 3	SF	78	\$3,482,700	BLACK MOUNTAIN RANCH L L C
1	2671502300	PM14879	LOT 4	SF	69	\$3,080,850	BLACK MOUNTAIN RANCH L L C
1	2671502400	PM14879	LOT 5	SF	31	\$1,384,150	BLACK MOUNTAIN RANCH L L C
1	2671502500	PM14879	LOT A	PRIVATE PARK		\$0	BLACK MOUNTAIN RANCH L L C
1	2671502600	PM19546	PAR 1	PUMP STATION		\$0	BLACK MOUNTAIN RANCH L L C
1	2671502700	PM19546	PAR 2	HOTEL	150	\$3,067,050	BLACK MOUNTAIN RANCH L L C
1	2671502800	PM18504	PAR 19	SF	664	\$29,647,600	BLACK MOUNTAIN RANCH L L C
1	2672300100	FM14880	PAR 1	SF	29	\$1,294,850	BLACK MOUNTAIN RANCH L L C
1	2672300200	FM14880	PAR 2	SF	9	\$401,850	BLACK MOUNTAIN RANCH L L C
1	2672300200	FM14880	PAR 2	MF	14	\$437,570	BLACK MOUNTAIN RANCH L L C
1	2672300300	FM14880	PAR 3	SF	36	\$1,607,400	BLACK MOUNTAIN RANCH L L C
1	2672300400	FM14880	PAR 4	SF	84	\$3,750,600	BLACK MOUNTAIN RANCH L L C
1	2672300500	FM14880	PAR 5	SF	52	\$2,321,800	BLACK MOUNTAIN RANCH L L C
1	2672300600	FM14880	PAR A	PRIVATE PARK		\$0	BLACK MOUNTAIN RANCH L L C
1	2672300700	FM14880	PAR B	PRIVATE PARK		\$0	BLACK MOUNTAIN RANCH L L C
1	3121420600	PM18504	PAR 6	SF	44	\$1,964,600	BLACK MOUNTAIN RANCH L L C
1	3121420600	PM18504	PAR 6	MF	17	\$531,335	BLACK MOUNTAIN RANCH L L C
1	3121420700	PM18504	PAR 7	SF	1	\$44,650	BLACK MOUNTAIN RANCH L L C
1	3121600500	PM18504	PAR 1	SF	90	\$4,018,500	BLACK MOUNTAIN RANCH L L C
1	3121600600	PM18504	PAR 2	SF	1	\$44,650	BLACK MOUNTAIN RANCH L L C
1	3121600700	PM18504	PAR 3	SF	1	\$44,650	BLACK MOUNTAIN RANCH L L C
1	3121600800	PM18504	PAR 4	SF	1	\$44,650	BLACK MOUNTAIN RANCH L L C
1	3121600900	PM18504	PAR 5	SF	1	\$44,650	BLACK MOUNTAIN RANCH L L C
1	3121601100	PM18504	PAR B	OS	0.85	\$0	BLACK MOUNTAIN RANCH L L C
1	3122910500	FM14720	PAR J	OS	16.50	\$0	BLACK MOUNTAIN RANCH L L C
1	6782300900	PM17995	PAR 3	MF	514	\$16,065,070	BLACK MOUNTAIN RANCH L L C
1	6782301500	PM18504	PAR 20	OS	159.84	\$0	BLACK MOUNTAIN RANCH L L C
1	6782301600	PM18504	PAR 21	OS	11.04	\$0	BLACK MOUNTAIN RANCH L L C
1	6782301800	PM18504	PAR 23				BLACK MOUNTAIN RANCH L L C
1	6782301800	PM18504	PAR 23	SF	559	\$24,959,350	BLACK MOUNTAIN RANCH L L C
1	6782301800	PM18504	PAR 23	MF	896	\$28,004,480	BLACK MOUNTAIN RANCH L L C
1	6782301800	PM18504	PAR 23	EMP CTR	450	\$3,460,950	BLACK MOUNTAIN RANCH L L C
1	6782301800	PM18504	PAR 23	COMM	119	\$1,758,820	BLACK MOUNTAIN RANCH L L C

Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
1	6782301800	PM18504	PAR 23	OFFICE	65	\$730,145	BLACK MOUNTAIN RANCH L L C
1	6782301900	PM18504	PAR 24	OS	2.61	\$0	BLACK MOUNTAIN RANCH L L C
1	6782302000	PM18504	PAR 25	OS	4.54	\$0	BLACK MOUNTAIN RANCH L L C
2	3122900100	FM14720	LOT 1	SF	1	\$44,650	SANTALUZ L L C
2	3122900200	FM14720	LOT 2	SF	1	\$44,650	SANTALUZ L L C
2	3122900300	FM14720	LOT 3	SF	1	\$44,650	SANTALUZ L L C
2	3122901200	FM14720	PAR 2	SF	1	\$44,650	SANTALUZ L L C
2	3122920600	FM14720	LOT H	SF	1	\$44,650	SANTALUZ L L C
4	3032303600	FM14583	LOT 36	SF	1	\$44,650	MIRASOL COMMUNITY ASSN
4	3032303700	FM14583	LOT 37	SF	1	\$44,650	MIRASOL COMMUNITY ASSN
5	3032401900	FM14672	LOT A	OS	0	\$0	PARDEE HOMES
6	3030701800	PM08982	PAR 2	SF	52	\$2,321,800	MAY FAMILY TRUST 05-10-91
6	3030701800	PM08982	PAR 2	MF	10	\$312,550	MAY FAMILY TRUST 05-10-91
7	3030701900	PM08982	PAR 1	SF	27	\$1,205,550	STEWART FAMILY TRUST
7	3030701900	PM08982	PAR 1	MF	5	\$156,275	STEWART FAMILY TRUST
8	3120103800		PAR A	SF	12	\$535,800	CITY OF SAN DIEGO
9	3122920800		PAR 1	OS	0	\$0	CITY OF SAN DIEGO
10	3120101500		LOTS 1 & 2	SF	164	\$7,322,600	MILLER RONALD&MARIANNE FAZIO ET AL
10	3120101500		LOTS 1 & 2	MF	31	\$968,905	MILLER RONALD&MARIANNE FAZIO ET AL
11	3120101600			SF	98	\$4,375,700	DEBEVOISE JOHN M+BETTY W TRS
11	3120101600			MF	19	\$593,845	DEBEVOISE JOHN M+BETTY W TRS
12	3121410200		LOT 8	MF	150	\$4,688,250	CAMELOT INVESTMENTS
12	6782300400		LOT 5	MF	150	\$4,688,250	CAMELOT INVESTMENTS
13	3121600200			SF	25	\$1,116,250	CLAYPOOL MARJORIE MILLER RONALD ET AL
14	3130105900			OS	80	\$0	TOM VIII PARTNERSHIP
15	6782300100	PM17995		OS	2.7	\$0	SAN DIEGO GAS+ELECTRIC CO
15	6782301700	PM18504	PAR 22	OS		\$0	SAN DIEGO GAS+ELECTRIC CO
16	3122931400	FM14720	PAR 3	OS			SANTALUZ L L C
17	3122931100	PM17996	PAR 6	SF	1	\$44,650	POWAY UNIFIED SCHOOL DISTRICT
17	6782300800	PM17995	PAR 2				POWAY UNIFIED SCHOOL DISTRICT
18	3138110200	FM14589		SF	1	\$44,650	CITY OF SAN DIEGO
21	2692611800	FM14296	LOT 40	SF	1	\$44,650	SANTALUZ L L C
22	2692501900	FM14225	LOT 30				SANTALUZ L L C
22	2692502000	FM14225	LOT 31	OS			SANTALUZ L L C
22	2692502100	FM14225	LOT 32				SANTALUZ L L C
22	2692502300	FM14225	LOT 34				SANTALUZ L L C
22	2692503000	PM19559	PAR 2	SF	1	\$44,650	SANTALUZ L L C
22	2692503300	PM19559	PAR 1	SF	1	\$44,650	SANTALUZ L L C
22	2692503500	PM19580	PAR 1				SANTALUZ L L C
22	2692503600	PM19559	PAR 2	SF	1	\$44,650	SANTALUZ L L C
22	2692511200	FM14225	LOT 36				SANTALUZ L L C
23	2692206600	PM18892	LOT 236	OS	2.67	\$0	SANTALUZ L L C
23	2692320500	FM14307	LOT 265	GOLF			SANTALUZ L L C
24	3031132700	FM14308	LOT 126	SF	1	\$44,650	SANTALUZ L L C
24	3031240400	FM14308	LOT 130	OS	2.13	\$0	SANTALUZ L L C
28	3031733000	FM14768	LOT 53	SF	1	\$44,650	SANTALUZ L L C
28	3031733400	FM14768	LOT 61	SF	1	\$44,650	SANTALUZ L L C
28	3031733500	FM14768	LOT 63	SF	1	\$44,650	SANTALUZ L L C



Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
28	3031733600	FM14768	LOT 90	SF	1	\$44,650	SANTALUZ L L C
28	3031733700	FM14768	LOT 92	SF	1	\$44,650	SANTALUZ L L C
28	3031742000	PM19632	PAR 1	SF	1	\$44,650	SANTALUZ L L C
29	3031514800	FM14231	LOT A	OS	1.68	\$0	SANTALUZ L L C
30	3031604900	FM14863	LOT A				SANTALUZ L L C
30	3031606300	FM14863	LOT B				SANTALUZ L L C
30	3031606400	FM14863	LOT C				SANTALUZ L L C
31	2692101100	FM14064	LOT 222	SF	1	\$44,650	SANTALUZ L L C
36	3031822800	FM14276	LOT 124				SANTALUZ L L C
36	3031823000	FM14276	LOT 126				SANTALUZ L L C
36	3031823300	FM14276	LOT 146				SANTALUZ L L C
36	3031823600	FM14272	LOT 25	SF	1	\$44,650	SANTALUZ L L C
36	3031834000	PM19363	PAR 1				SANTALUZ L L C
36	3031840900	FM14276	LOT 131				SANTALUZ L L C
36	3031841000	FM14276	LOT 148				SANTALUZ L L C
37	3031520100	FM14231	LOT 72	SF	1	\$44,650	SANTALUZ L L C
37	3031520300	FM14231	LOT C	SF	10	\$446,500	SANTALUZ L L C
37	3031520400	FM14231	LOT D	SF	10	\$446,500	SANTALUZ L L C
37	3031520500	FM14231	LOT E	SF	10	\$446,500	SANTALUZ L L C
37	3031520600	FM14231	LOT H	SF	1	\$44,650	SANTALUZ L L C
37	3031520700	FM14231	LOT I	SF	1	\$44,650	SANTALUZ L L C
38	3031421200	FM14097	LOT 64	OS	0.69	\$0	SANTALUZ L L C
39	3138110300		LOT 4	SF	1	\$44,650	CITY OF SAN DIEGO
40	6786200500	FM14699	PAR 5	PUMP STATION		\$0	SANTALUZ L L C
41	2692215300	FM14307	LOT 123	SF	1	\$44,650	LETTIERE FAMILY TRUST
44	2692510700	FM14255	LOT 12	SF	1	\$44,650	NELSON KENT D&WENDY L
47	2692502700	FM14255	LOT 41	OS	24.35	\$0	CITY OF SAN DIEGO
47	2692804900	FM14893	LOT C	OS	0	\$0	CITY OF SAN DIEGO
47	2692805000	FM14893	LOT D	OS	0	\$0	CITY OF SAN DIEGO
47	2692805100	FM14893	LOT E	OS	0	\$0	CITY OF SAN DIEGO
47	2692811000	FM14878	LOT C				CITY OF SAN DIEGO
47	3031200900	FM14065	LOT 149	OS	3.8	\$0	CITY OF SAN DIEGO
47	3031240500	FM14308	LOT 131	OS	14.81	\$0	CITY OF SAN DIEGO
47	3031304300	FM14096	LOT A	OS	0	\$0	CITY OF SAN DIEGO
47	3031312500	FM14096	LOT F	OS	1.13	\$0	CITY OF SAN DIEGO
47	3122910400	PM17995	PAR B	SF	1	\$44,650	CITY OF SAN DIEGO
47	3122931300	FM14720	PAR 2				CITY OF SAN DIEGO
48	3031904600	FM14338	LOT 225	SF	1	\$44,650	VERRAZZANO HOMEOWNERS ASSN
48	3031904700	FM14338	LOT 226	SF	1	\$44,650	VERRAZZANO HOMEOWNERS ASSN
48	3031923900	FM14338	LOT 227	SF	1	\$44,650	VERRAZZANO HOMEOWNERS ASSN
48	3031936200	FM14338	LOT 224	SF	1	\$44,650	VERRAZZANO HOMEOWNERS ASSN
48	3031936600	FM14338	LOT 242	SF	1	\$44,650	VERRAZZANO HOMEOWNERS ASSN
48	3031943500	FM14338	LOT 228	SF	1	\$44,650	VERRAZZANO HOMEOWNERS ASSN
48	3031943600	FM14338	LOT 229	SF	1	\$44,650	VERRAZZANO HOMEOWNERS ASSN
49	2692700100	FM14297	LOT 1	SF	1	\$44,650	SANTALUZ L L C
49	2692700400	FM14297	LOT 4	SF	1	\$44,650	SANTALUZ L L C
49	2692701300	FM14297	LOT 13	SF	1	\$44,650	SANTALUZ L L C
49	2692703200	FM14297	LOT 32	OS	0	\$0	SANTALUZ L L C

Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
50	2692400100	014179	LOT 1				SANTALUZ L L C
50	2692400300	014179	LOT A				SANTALUZ L L C
50	2692400400	FM14179	LOT D	OS	0	\$0	SANTALUZ L L C
50	2692400500	FM14497	LOT 2	SF	1	\$44,650	SANTALUZ L L C
50	2692400700	PM19666	PAR 2	SF	1	\$44,650	SANTALUZ L L C
50	2692411000	FM14497	LOT 3	SF	1	\$44,650	SANTALUZ L L C
50	2692411100	FM14497	LOT 4	SF	1	\$44,650	SANTALUZ L L C
50	2692411200	FM14497	LOT 5	SF	1	\$44,650	SANTALUZ L L C
50	2692411300	FM14497	LOT 6	SF	1	\$44,650	SANTALUZ L L C
50	2692411400	FM14497	LOT 7	SF	1	\$44,650	SANTALUZ L L C
50	2692411700	FM14479	LOT B	SF	1	\$44,650	SANTALUZ L L C
51	2692802100	FM14893	LOT 1	SF	1	\$44,650	SANTALUZ L L C
51	2692802200	FM14893	LOT 2	SF	1	\$44,650	SANTALUZ L L C
51	2692802300	FM14893	LOT 3	SF	1	\$44,650	SANTALUZ L L C
51	2692802400	FM14893	LOT 4	SF	1	\$44,650	SANTALUZ L L C
51	2692802500	FM14893	LOT 5	SF	1	\$44,650	SANTALUZ L L C
51	2692802600	FM14893	LOT 6	SF	1	\$44,650	SANTALUZ L L C
51	2692802700	FM14893	LOT 7	SF	1	\$44,650	SANTALUZ L L C
51	2692802800	FM14893	LOT 8	SF	1	\$44,650	SANTALUZ L L C
51	2692802900	FM14893	LOT 9	SF	1	\$44,650	SANTALUZ L L C
51	2692803000	FM14893	LOT 10	SF	1	\$44,650	SANTALUZ L L C
51	2692803100	FM14893	LOT 11	SF	1	\$44,650	SANTALUZ L L C
51	2692803200	FM14893	LOT 12	SF	1	\$44,650	SANTALUZ L L C
51	2692803300	FM14893	LOT 13	SF	1	\$44,650	SANTALUZ L L C
51	2692803400	FM14893	LOT 14	SF	1	\$44,650	SANTALUZ L L C
51	2692803600	FM14893	LOT 16	OS			SANTALUZ L L C
51	2692803700	FM14893	LOT 17	OS			SANTALUZ L L C
51	2692803800	FM14893	LOT 18	OS			SANTALUZ L L C
51	2692803900	FM14893	LOT 19	SF	1	\$44,650	SANTALUZ L L C
51	2692804000	FM14893	LOT 20	SF	1	\$44,650	SANTALUZ L L C
51	2692804100	FM14893	LOT 21	SF	1	\$44,650	SANTALUZ L L C
51	2692804200	FM14893	LOT 22	SF	1	\$44,650	SANTALUZ L L C
51	2692804300	FM14893	LOT 23	SF	1	\$44,650	SANTALUZ L L C
51	2692804400	FM14893	LOT 24	SF	1	\$44,650	SANTALUZ L L C
51	2692804500	FM14893	LOT 25	SF	1	\$44,650	SANTALUZ L L C
51	2692804600	FM14893	LOT 26	SF	1	\$44,650	SANTALUZ L L C
51	2692804800	FM14893	LOT B	OS			SANTALUZ L L C
51	2692810400	FM14878	LOT 1	SF	1	\$44,650	SANTALUZ L L C
51	2692810500	FM14878	LOT 2	SF	1	\$44,650	SANTALUZ L L C
51	2692810600	FM14878	LOT 3	SF	1	\$44,650	SANTALUZ L L C
51	2692810700	FM14878	LOT 4	SF	1	\$44,650	SANTALUZ L L C
53	3032110300	FM14438	LOT X		2.63	\$0	SANTA MONICA AT BLACK MOUNTAIN HOMEOWNERS ASSN
53	3032103000	FM14436	LOT A - H			\$0	SANTA MONICA AT BLACK MOUNTAIN HOMEOWNERS ASSN
57	2692901300	PM19050	PAR 2	OS		\$0	SANTALUZ L L C
57	2692911800	FM14358	LOT 50	SF	1	\$44,650	SANTALUZ L L C
57	2692911900	FM14358	LOT 51	SF	1	\$44,650	SANTALUZ L L C
57	2692912400	FM14709	LOT 9	SF	1	\$44,650	SANTALUZ L L C
57	2692912500	FM14709	LOT 40	SF	1	\$44,650	SANTALUZ L L C

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57	2692912600	FM14709	LOT 56				SANTALUZ L L C
57	2692912700	FM14709	LOT 13	SF	1	\$44,650	SANTALUZ L L C
57	2692921300	FM14709	LOT 41	SF	1	\$44,650	SANTALUZ L L C
57	2692921400	FM14709	LOT 57				SANTALUZ L L C
57	2692931500	FM14358	LOT 46	SF	1	\$44,650	SANTALUZ L L C
57	2692931600	FM14358	LOT 47	SF	1	\$44,650	SANTALUZ L L C
57	2692931700	FM14358	LOT 48	SF	1	\$44,650	SANTALUZ L L C
57	2692931800	FM14358	LOT 49	SF	1	\$44,650	SANTALUZ L L C
57	2692932300	FM14709	LOT 45	SF	1	\$44,650	SANTALUZ L L C
59	2692312600	FM14307	LOT 192	SF	1	\$44,650	94 VILLA L L C
60	2692312900	FM14307	LOT 198	SF	1	\$44,650	WALUK JAN&DOMINIQUE
63	2692313200	FM14307	LOT 204	SF	1	\$44,650	SCHMIDT MARK S&MARIA D
64	2692313300	FM14307	LOT 206	SF	1	\$44,650	SCHMIDT ARNOLD J
68	2692132700	FM14307	LOT 29	SF	1	\$44,650	LEE SCOTT&LUANN
69	2692133100	FM14307	LOT 37	SF	1	\$44,650	CHRISTY ESTATES L L C
71	2692133400	FM14307	LOT 41	SF	1	\$44,650	MULVEY DOUGLAS&MARY R H BRANCA BERNARD
71	2692133300	FM14307	LOT 40	SF	1	\$44,650	MULVEY DOUGLAS&MARY R H BRANCA BERNARD
72	2692205100	FM14307	LOT 93	SF	1	\$44,650	SUTTON ROBERT W&CORCORAN PATRICIA M
73	2692205200	FM14307	LOT 95	SF	1	\$44,650	COSTELLO ROB ALLISON ROY
77	2692215400	FM14307	LOT 125	SF	1	\$44,650	SAVOIA KELLY
80	2692100600	FM14064	LOT 64	SF	1	\$44,650	ENZO HOLDINGS L L C
83	2692101800	FM14307	LOT 1	SF	1	\$44,650	POZZUOLI PETER A&FILOMENA
86	3031230300	FM14065	LOT 113	SF	1	\$44,650	JAMES THOMAS A&NANCY B TRUST
89	2692511100	FM14255	LOT 16	SF	1	\$44,650	SHARKEY THOMAS E&CANDACE M
91	2692302100	FM14307	LOT 212	SF	1	\$44,650	MARTIN GERALD&HODGES DIANE
93	2692600600	FM14296	LOT 6	SF	1	\$44,650	LUDWIG DONALD&SCARDINA-LUDWIG JULIE
94	2692600800	FM14296	LOT 8	SF	1	\$44,650	SANTOS WILLY M
95	2692600900	FM14296	LOT 9	SF	1	\$44,650	MUNOZ ENRIQUE W
97	2692601100	FM14296	LOT 11	SF	1	\$44,650	BARRACK FAMILY TRUST 03-11-94
100	2692610100	FM14296	LOT 15	SF	1	\$44,650	TORINO COURTNEY P TRUST 11-27-02
102	2692610500	FM14296	LOT 19	SF	1	\$44,650	BOSHEARS JEFFREY
103	2692610600	FM14296	LOT 20	SF	1	\$44,650	D&D LANDHOLDINGS
103	2692610700	FM14296	LOT 21	SF	1	\$44,650	D&D LANDHOLDINGS
107	2692600700	FM14296	LOT 7	SF	1	\$44,650	CABILING REYNALDO G&AIMEE P
109	2692600100	FM14296	LOT 1	SF	1	\$44,650	COONS HAROLD G&JEANNETTE
110	2692600200	FM14296	LOT 2	SF	1	\$44,650	GATLIN FRANKLIN C III
110	2692600300	FM14296	LOT 3	SF	1	\$44,650	GATLIN FRANKLIN C III
112	3031221100	FM14065	LOT 110	SF	1	\$44,650	SCHMIDT&PAPANDREA FAMILY TRUST
113	3031221200	FM14065	LOT 111	SF	1	\$44,650	MCGUIRE JOHN F JR&JODIE L
116	3122931200	PM17996	PAR 1	SF	1	\$44,650	SAINT DEMIANA COPTIC ORTHODOX CHURCH
117	6786200600	FM14699	PAR A	OS	0	\$0	TAYLOR WOODROW HOMES INC
117	6786200700	FM14699	PAR B	SF	12	\$535,800	TAYLOR WOODROW HOMES INC
121	2692701800	FM14297	LOT 18	SF	1	\$44,650	SIGNATURE PROJECTS L L C
121	2692701900	FM14297	LOT 19	SF	1	\$44,650	SIGNATURE PROJECTS L L C
121	2692702000	FM14297	LOT 20	SF	1	\$44,650	SIGNATURE PROJECTS L L C
121	2692702500	FM14297	LOT 25	SF	1	\$44,650	SIGNATURE PROJECTS L L C
122	2692702200	FM14297	LOT 22	SF	1	\$44,650	SHARIFI ABDOL R&KHORAMI TAJ T
124	3031710200	FM14223	LOT 11	SF	1	\$44,650	ALEXANDER RANDOLPH&LESLIE



Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
126	3031710700	FM14223	LOT 16	SF	1	\$44,650	CONNELLY BRIAN J&LAUREN M CORREIA ET AL
130	3031712300	FM14223	LOT 47	SF	1	\$44,650	SINGER PATRICK C TR&SINGER ROBIN L TR
131	3031712200	FM14223	LOT 46	SF	1	\$44,650	BAHAE MOHAMMAD R
133	3031700200	FM14223	LOT 2	SF	1	\$44,650	ABDOU M SAMY MOYER ROBIN M
134	3031700300	FM14223	LOT 3	SF	1	\$44,650	CHRISTY ESTATES L L C
135	3031700500	FM14223	LOT 5	SF	1	\$44,650	SANTALUZ L L C
136	3031700600	FM14223	LOT 6	SF	1	\$44,650	GENUARDI MIKE A&CONNIE A
137	3031700700	FM14223	LOT 7	SF	1	\$44,650	ARIANO PAUL J&TAYLOR-ARIANO KIMBERLY A
139	3031700900	FM14223	LOT 9	SF	1	\$44,650	COX DOUG
140	3031701100	FM14223	LOT 50	SF	1	\$44,650	SCHMIDT 1984 TRUST
142	2692510200	FM14255	LOT 7	SF	1	\$44,650	ALI MIR&MIR ISHRAQ ALI SAYED
143	2692510300	FM14255	LOT 8	SF	1	\$44,650	CASTELLUCCI VICTOR&JENIFER
144	2692510400	FM14255	LOT 9	SF	1	\$44,650	MONTANO CIRIACO C & BEATRIZ B
145	2692510500	FM14255	LOT 10	SF	1	\$44,650	HADIZADEH BRIAN V&DAHL KARIN M
146	2692500100	FM14255	LOT 1	SF	1	\$44,650	HESTER LAWRENCE K&MARSHA A
147	2692500200	FM14255	LOT 2	SF	1	\$44,650	GABHART CURTIS&LISA
149	2692500400	FM14255	LOT 4	SF	1	\$44,650	CLEMONS BARBARA
150	2692500500	FM14255	LOT 5	SF	1	\$44,650	DEVERIAN JON DEVERIAN VAHE
151	2692502900	PM19559	PAR 1	SF	1	\$44,650	DLUGOLECKI THOMAS M&LAURIE A
151	2692503200	PM19559	PAR 2	SF	1	\$44,650	DLUGOLECKI THOMAS M&LAURIE A
152	2692503100	PM19559	PAR 3	SF	1	\$44,650	SCHMIDT ARNOLD J
152	2692503400	PM19559	PAR 2	SF	1	\$44,650	SCHMIDT ARNOLD J
153	2692921000	FM14709	LOT 17	SF	1	\$44,650	RIPPEE JEFFERY G RIPPEE EARL
154	3031800200	FM14276	LOT 2	SF	1	\$44,650	JARRETT FAMILY TRUST
156	3031800600	FM14276	LOT 115	SF	1	\$44,650	SCHMIDT MARK S&MARIA D
157	3031801500	FM14698	LOT B	OS		\$0	SANTALUZ CLUB
159	6782302100	PM19273	PAR 1	SF	1	\$44,650	BLACK MOUNTAIN RANCH L L C
160	3031220700	FM14065	LOT 105	SF	1	\$44,650	WALTERS GROUP
161	3031200100	FM14065	LOT 92	SF	1	\$44,650	SEVANA REAL ESTATE DEVELOPMENT INC
162	3031200200	FM14065	LOT 93	SF	1	\$44,650	HIGHLAND PRODUCTIONS I LLC
164	3031820200	FM14276	LOT 16	SF	1	\$44,650	SCHMIDT ARNOLD J
165	3031820300	FM14276	LOT 17	SF	1	\$44,650	BEUDJEKIAN OHANNES & MARKARIAN MELL
166	3031820500	FM14276	LOT 19	SF	1	\$44,650	HAMBARIAN PROPERTIES L P
167	3031820600	FM14276	LOT 20	SF	1	\$44,650	CCF INVESTMENT HOLDINGS L L C
168	3031820700	FM14276	LOT 21	SF	1	\$44,650	RKC INVESTMENT HOLDINGS L L C
170	3031822500	FM14276	LOT 90	SF	1	\$44,650	CIMA WILLIAM M RANCHO ESTATES MAICHEN GRP
172	3031822700	FM14276	LOT 92	SF	1	\$44,650	COX DOUG
173	3031821700	FM14276	LOT 82	SF	1	\$44,650	JAY THOMAS
175	2692122700	FM14307	LOT 17	SF	1	\$44,650	BLAIR ERNEST R&PATRICIA M
176	2692122800	FM14307	LOT 21	SF	1	\$44,650	BEDELL RONALD A SEPARATE PROPERTY TR
177	2692122600	FM14307	LOT 15	SF	1	\$44,650	NEWBURY LANE&ANNE O
178	2692510600	FM14255	LOT 11	SF	1	\$44,650	JAMES TIMOTHY L&LOUISE
179	2692510900	FM14255	LOT 14	SF	1	\$44,650	NELSON KENT D&WENDY L
181	3031801200	FM14698	LOT 3	SF	1	\$44,650	COX&COMPANY L L C
181	3031840300	FM14276	LOT 62	SF	1	\$44,650	COX&COMPANY L L C
181	3031840400	FM14276	LOT 63	SF	1	\$44,650	COX&COMPANY L L C
183	3031834200	PM19363	PAR 3	SF	1	\$44,650	DUNKLEE HUGH M&KELLEE MARY B
184	3031834100	PM19363	PAR 2	SF	1	\$44,650	MOON DOUG DAE

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188	3031700100	FM14223	LOT1	SF	1	\$44,650	PIERI JAMES V
189	3031820400	FM14276	LOT 18	SF	1	\$44,650	COLMAR FAMILY TRUST
190	3031820800	FM14276	LOT 22	SF	1	\$44,650	RIPPEE JEFFERY G RIPPEE EARL
191	3031823800	FM14772	LOT 83	SF	1	\$44,650	ROSEN PETER A
192	3031710300	FM14223	LOT 12	SF	1	\$44,650	WU TONY&LEE SU-MEI
193	3031710400	FM14223	LOT 13	SF	1	\$44,650	BELEZZUOLI ERNEST V&JENNIFER D
194	3031801000	FM14698	LOT 1	SF	1	\$44,650	COX DOUGLAS P
196	2692901000	FM14709	LOT 1	SF	1	\$44,650	LASS MARK D&PATTI J
197	2692901100	FM14709	LOT 3	SF	1	\$44,650	SINNETT RANDY&KATHY
199	2692911200	FM14358	LOT 36	SF	1	\$44,650	LEE SCOTT&LUANN N
200	2692911300	FM14358	LOT 37	SF	1	\$44,650	HONCHOR ADELE MAY ANDREA D
201	2692911400	FM14358	LOT 38	SF	1	\$44,650	SWIFT KEITH&WENDY
202	2692912300	FM14709	LOT 7	SF	1	\$44,650	SKYLER-MCKENZEE HOLDINGS L L C
203	2692921200	FM14709	LOT 23	SF	1	\$44,650	SCHMIDT MARK S
204	2692921100	FM14709	LOT 21	SF	1	\$44,650	YEAGER DAVID G&SUZAN V
205	2692931000	FM14358	LOT 32	SF	1	\$44,650	COHEN LARRY&GOLCHIN FOROUGH
206	3031103200	FM14065	PAR 2	SF	1	\$44,650	SCHMIDT ARNOLD J
207	3031103100	FM14065	PAR 1	SF	1	\$44,650	WILLMARK COMMUNITIES INC
207	3031103300	FM14065	PAR 3	SF	1	\$44,650	WILLMARK COMMUNITIES INC
207	3031103400	FM14065	PAR 4	SF	1	\$44,650	WILLMARK COMMUNITIES INC
207	3031103500	FM14065	PAR 5	SF	1	\$44,650	VER PROPERTIES GROUP L P
207	3031103600	FM14065	PAR 6	SF	1	\$44,650	WILLMARK COMMUNITIES INC
208	3031823900	FM14772	LOT 85	SF	1	\$44,650	P T I PROPERTIES L L C
209	3031721500	FM14223	LOT 41	SF	1	\$44,650	HETHCOCK DANIEL&MARY
210	3031721000	FM14223	LOT 36	SF	1	\$44,650	MAHDAVI ALI&BADIE HEDIEH
211	3031721200	FM14223	LOT 38	SF	1	\$44,650	NABAVI N A
212	3031200300	FM14065	LOT 94	SF	1	\$44,650	NABAVI FAMILY TRUST
213	3031200500	FM14065	LOT 96	SF	1	\$44,650	NGUYEN AN H&NGOCANH LUU
216	3031750100	FM14223	LOT 68	SF	1	\$44,650	COHN DANIEL E&GOGGIO ANNETTE C
217	3031750200	FM14223	LOT 69	SF	1	\$44,650	BOTTE MICHAEL J
218	3031750300	FM14223	LOT 70	SF	1	\$44,650	H M INDUSTRIES LTD
219	3031750500	FM14223	LOT 72	SF	1	\$44,650	SCHMIDT MARK S LIVING TRUST
220	3031750600	FM14223	LOT 73	SF	1	\$44,650	ALYESHMERNI JANET & MANSOOR
221	3031750700	FM14223	LOT 74	SF	1	\$44,650	EMAMI SHAHIN EMAMI TINA
222	3031750800	FM14223	LOT 75	SF	1	\$44,650	KESIAN ROMIK&LINDA FAMILY TRUST
223	3031750900	FM14223	LOT 76	SF	1	\$44,650	FAHR MIKE
224	2692101900	FM14307	LOT 2	SF	1	\$44,650	SHIH JENG-KANG&STEPHANIE
225	2692102000	FM14307	LOT 3	SF	1	\$44,650	AHMAD SYED S&RIFFAT
226	2692102100	FM14307	LOT 4	SF	1	\$44,650	MIRKHAN ROYA N MOFAKHAM EHTERAM
227	2692100500	FM14064	LOT 63	SF	1	\$44,650	8033 RUN OF THE KNOLLS L L C
228	2692611900	PM19209	PAR 1	SF	1	\$44,650	TABRIZI BENHAM&ARABSHAH MAHDIEH
229	2692612000	PM19209	PAR 2	SF	1	\$44,650	DELLINGER ELVIS&GEORGIA
230	2692612100	PM19209	PAR 3	SF	1	\$44,650	KHORRAMI KHOSROW T&FRANCES T
233	2692610900	FM14296	LOT 23	SF	1	\$44,650	JOHNSON DAVID&LEIGH TRUST
234	2692701700	FM14297	LOT 17	SF	1	\$44,650	DEVERIAN VAHE&GRACE
236	2692702300	FM14297	LOT 23	SF	1	\$44,650	LIBERTEL L L C
237	2692702400	FM14297	LOT 24	SF	1	\$44,650	BHOYRUL SUNIL&INDU
238	2692700300	FM14297	LOT 3	SF	1	\$44,650	BAYWOOD HOMES II SANTALUZ LLC



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238	2692700500	FM14297	LOT 5	SF	1	\$44,650	BAYWOOD HOMES II SANTALUZ LLC
238	2692700800	FM14297	LOT 8	SF	1	\$44,650	BAYWOOD HOMES II SANTALUZ LLC
238	2692701400	FM14297	LOT 14	SF	1	\$44,650	BAYWOOD HOMES II SANTALUZ LLC
238	2692701600	FM14297	LOT 16	SF	1	\$44,650	BAYWOOD HOMES II SANTALUZ LLC
239	2692113000	FM14307	LOT 5	SF	1	\$44,650	BARRETT J CHRISTOPHER&HOLLY L
240	2692113100	FM14307	LOT 9	SF	1	\$44,650	HOPE JEAN F&MONIQUE
241	2692113200	FM14307	LOT 13	SF	1	\$44,650	OBESO ALEJANDRO JR
242	2692113300	FM14307	LOT 53	SF	1	\$44,650	KLIMEK GREGORY A&ROBIN I
243	2692122900	FM14307	LOT 45	SF	1	\$44,650	LACAZE MICHAEL L&NANCY G
244	2692123000	FM14307	LOT 47	SF	1	\$44,650	ILLINOIS ST NO 14 LLC
245	2692133000	FM14307	LOT 35	SF	1	\$44,650	HUYNH LINDA T
246	2692500900	FM14255	LOT 20	SF	1	\$44,650	COVENANT HOUSING FUND I L L C
247	2692911500	FM14358	LOT 39	SF	1	\$44,650	WANG NAISHU
248	2692932200	FM14709	LOT 27	SF	1	\$44,650	TRAVER TIMOTHY C 2001 TRUST
249	3031210100	FM14065	LOT 91	SF	1	\$44,650	COHEN SUZANNE E TRUST
250	3031701400	FM14768	LOT 49	SF	1	\$44,650	HEYL SHAWN P TRUST
251	3031701500	FM14768	LOT 123	SF	1	\$44,650	ZWERENZ MARK
252	3031722000	PM19077	PAR 1	SF	1	\$44,650	BAHAE MOHAMMAD R
253	3031730100	FM14223	LOT 51	SF	1	\$44,650	RUBIN SHARI L SEGRELL KEVIN
254	3031732900	FM14768	LOT 52	SF	1	\$44,650	LEKVEN ERIC J
255	3031733100	FM14768	LOT 55	SF	1	\$44,650	NOVICK REVOCABLE TRUST
256	3031733200	FM14768	LOT 57	SF	1	\$44,650	SIGNATURE PROJECTS L L C
257	3031733300	FM14768	LOT 59	SF	1	\$44,650	WELDNER SCOTT&TAMMY
258	3031731500	FM14223	LOT 89	SF	1	\$44,650	VANVEEN PAUL S&NANCY ET AL
259	3031733800	FM14768	LOT 94	SF	1	\$44,650	PATEL SANJAY J&LEENA B
260	3031732100	FM14223	LOT 95	SF	1	\$44,650	CAULFIELD ROBERT W&LINDA L
261	3031740100	FM14223	LOT 65	SF	1	\$44,650	COX DOUGLAS P
262	3031740200	FM14223	LOT 66	SF	1	\$44,650	BOTTE MICHAEL J
263	3031740300	FM14223	LOT 67	SF	1	\$44,650	MCKNETT FAMILY TRUST
264	3031742100	PM19362	PAR 2	SF	1	\$44,650	JAY THOMAS
265	3031742200	PM19632	PAR 3	SF	1	\$44,650	BERENGOLTS MICHAEL J&ORLEE M
266	3031742300	PM19632	PAR 4	SF	1	\$44,650	WEINGORD HARRY A
267	3031800500	FM14276	LOT 114	SF	1	\$44,650	SINNETT RANDY&KATHY
268	3031811900	FM14276	LOT 101	SF	1	\$44,650	HEIL GARY M&CAROL
269	3031814200	FM14772	LOT 102	SF	1	\$44,650	TETA TODD N FAMILY REVOCABLE
270	3031814300	FM14772	LOT 104	SF	1	\$44,650	HIGHLAND PRODUCTIONS I LLC
271	3031823700	FM14772	LOT 27	SF	1	\$44,650	AMG ASSET MGMT GROUP L L C
272	3032000500	FM14436	LOT 5	SF	1	\$44,650	HEKHAMENESH J ALSHAMARI NAWAF
273	3032000600	FM14436	LOT 6	SF	1	\$44,650	KEVAL ANUP&ARUNA
274	3122900400	FM14720	LOT 4	SF	1	\$44,650	GILANI RAJU H&LALITA R
275	3122900500	FM14720	LOT 5	SF	1	\$44,650	CATONE MARK F&ROBIN F
276	3122900600	FM14720	LOT 6	SF	1	\$44,650	GERST MARVIN S
277	3122900700	FM14720	LOT 7	SF	1	\$44,650	ANUSKIEWICZ RONALD ANUSKIEWICZ SUSAN
278	3122900800	FM14720	LOT 8	SF	1	\$44,650	A M G/ASSET MANAGEMENT GROUP L L C
279	2692301300	FM14064	LOT 246	SF	1	\$44,650	SIGNATURE PROJECTS L L C
282	2671501800	PM14879	PAR 13	OS	0	\$0	OLIVENHAIN MUNICIPAL WATER DIST
282	2671501900	PM14879	PAR 13	OS	0	\$0	OLIVENHAIN MUNICIPAL WATER DIST
283	2692331800	PM19529	PAR 2	SF	1	\$44,650	A S P PROPERTIES GROUP L P

Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
284	2692620600	PM19580	PAR 2	SF	1	\$44,650	BARI MOHAMMED A & KANITA K FAMILY TR
285	3031421800	FM14097	LOT C	OS	0.74	\$0	PARDEE HOMES
286	2692100900	FM14064	LOT 220				SANTALUZ MAINTENANCE ASSOCIATION
286	2692101100	FM14064	LOT 222				SANTALUZ MAINTENANCE ASSOCIATION
286	2692101200	FM14064	LOT 242				SANTALUZ MAINTENANCE ASSOCIATION
286	2692101300	FM14064	LOT 242				SANTALUZ MAINTENANCE ASSOCIATION
286	2692102200	FM14307	LOT 221				SANTALUZ MAINTENANCE ASSOCIATION
286	2692123200	FM14307	LOT 229				SANTALUZ MAINTENANCE ASSOCIATION
286	2692206800	PM18892	PAR 13				SANTALUZ MAINTENANCE ASSOCIATION
286	2692214600	FM14064	LOT 243				SANTALUZ MAINTENANCE ASSOCIATION
286	2692216600	PM19011	PAR 15				SANTALUZ MAINTENANCE ASSOCIATION
286	2692218200	PM19047	PAR 16				SANTALUZ MAINTENANCE ASSOCIATION
286	2692218300	PM19047	PAR 17				SANTALUZ MAINTENANCE ASSOCIATION
286	2692218500	PM19047	PAR 19				SANTALUZ MAINTENANCE ASSOCIATION
286	2692224000	FM14064	LOT 250				SANTALUZ MAINTENANCE ASSOCIATION
286	2692224100	FM14064	LOT 251				SANTALUZ MAINTENANCE ASSOCIATION
286	2692225100	PM19049	PAR 6				SANTALUZ MAINTENANCE ASSOCIATION
286	2692301700	FM14064	LOT 257				SANTALUZ MAINTENANCE ASSOCIATION
286	2692302500	PM19048	LOT 247	OS	0.68	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692330100	FM14064	LOT 244	SF	1	\$44,650	SANTALUZ MAINTENANCE ASSOCIATION
286	2692330200	FM14064		OS	3.22	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692502500	FM14255	LOT 37	SF	1	\$44,650	SANTALUZ MAINTENANCE ASSOCIATION
286	2692502600	FM14255	LOT 39				SANTALUZ MAINTENANCE ASSOCIATION
286	2692511300	FM14255	LOT 38				SANTALUZ MAINTENANCE ASSOCIATION
286	2692511500	FM14255	LOT 43				SANTALUZ MAINTENANCE ASSOCIATION
286	2692601500	FM14296	LOT 30				SANTALUZ MAINTENANCE ASSOCIATION
286	2692601600	FM14296	LOT 31				SANTALUZ MAINTENANCE ASSOCIATION
286	2692601800	FM14296	LOT 33				SANTALUZ MAINTENANCE ASSOCIATION
286	2692601900	FM14296	LOT 41				SANTALUZ MAINTENANCE ASSOCIATION
286	2692602200	FM14296	LOT 44				SANTALUZ MAINTENANCE ASSOCIATION
286	2692602300	FM14296	LOT 45				SANTALUZ MAINTENANCE ASSOCIATION
286	2692602400	FM14296	LOT 46				SANTALUZ MAINTENANCE ASSOCIATION
286	2692611400	FM14296	LOT 28				SANTALUZ MAINTENANCE ASSOCIATION
286	2692611700	FM14296	LOT 39				SANTALUZ MAINTENANCE ASSOCIATION
286	2692611800	FM14296	LOT 40				SANTALUZ MAINTENANCE ASSOCIATION
286	2692620100	FM14296	LOT 34				SANTALUZ MAINTENANCE ASSOCIATION
286	2692620300	FM14296	LOT 36				SANTALUZ MAINTENANCE ASSOCIATION
286	2692620400	FM14296	LOT 37				SANTALUZ MAINTENANCE ASSOCIATION
286	2692620500	PM19580	PAR 1	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	2692702700	FM14297	LOT 27				SANTALUZ MAINTENANCE ASSOCIATION
286	2692702800	FM14297	LOT 28				SANTALUZ MAINTENANCE ASSOCIATION
286	2692702900	FM14297	LOT 29				SANTALUZ MAINTENANCE ASSOCIATION
286	2692703000	FM14297	LOT 30				SANTALUZ MAINTENANCE ASSOCIATION
286	2692810900	FM14878	LOT B	SF	1	\$44,650	SANTALUZ MAINTENANCE ASSOCIATION
286	2692811100	FM14878	LOT D	SF	1	\$44,650	SANTALUZ MAINTENANCE ASSOCIATION
286	2692811200	FM14878	LOT E	SF	1	\$44,650	SANTALUZ MAINTENANCE ASSOCIATION
286	2692811300	FM14878	LOT F	SF	1	\$44,650	SANTALUZ MAINTENANCE ASSOCIATION
286	2692911900	FM14358	LOT 51				SANTALUZ MAINTENANCE ASSOCIATION



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286	3031120600	FM14065	LOT 117				SANTALUZ MAINTENANCE ASSOCIATION
286	3031120700	FM14065	LOT 118				SANTALUZ MAINTENANCE ASSOCIATION
286	3031121000	FM14065	LOT 150				SANTALUZ MAINTENANCE ASSOCIATION
286	3031132200	FM14065	LOT 151				SANTALUZ MAINTENANCE ASSOCIATION
286	3031132700	FM14380	LOT 126				SANTALUZ MAINTENANCE ASSOCIATION
286	3031142900	FM14308	LOT 128				SANTALUZ MAINTENANCE ASSOCIATION
286	3031200800	FM14065	LOT 148				SANTALUZ MAINTENANCE ASSOCIATION
286	3031221300	FM14065	LOT 116				SANTALUZ MAINTENANCE ASSOCIATION
286	3031221400	FM14065	LOT 119				SANTALUZ MAINTENANCE ASSOCIATION
286	3031240200	FM14308	LOT 125	SF	1	\$44,650	SANTALUZ MAINTENANCE ASSOCIATION
286	3031240300	FM14065	LOT 129	OS	4.03	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031240400	FM14065	LOT 130				SANTALUZ MAINTENANCE ASSOCIATION
286	3031240800	FM14065	LOT 152				SANTALUZ MAINTENANCE ASSOCIATION
286	3031240900	FM14308	LOT 124	OS	4.44	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031304400	FM14096	LOT C				SANTALUZ MAINTENANCE ASSOCIATION
286	3031304500	FM14096	LOT D				SANTALUZ MAINTENANCE ASSOCIATION
286	3031312400	FM14096	LOT B	OS	5.86	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031403900	FM14097	LOT A				SANTALUZ MAINTENANCE ASSOCIATION
286	3031411900	FM14097	LOT F	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031412000	FM14097	LOT G	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3031412100	FM14097	LOT H				SANTALUZ MAINTENANCE ASSOCIATION
286	3031421400	FM14097	LOT D	SF	1	\$44,650	SANTALUZ MAINTENANCE ASSOCIATION
286	3031502600	FM14231	LOT G				SANTALUZ MAINTENANCE ASSOCIATION
286	3031514900	FM14231	LOT F				SANTALUZ MAINTENANCE ASSOCIATION
286	3031520400	FM14231	LOT D				SANTALUZ MAINTENANCE ASSOCIATION
286	3031520500	FM14231	LOT E				SANTALUZ MAINTENANCE ASSOCIATION
286	3031520600	FM14231	LOT H				SANTALUZ MAINTENANCE ASSOCIATION
286	3031520700	FM14231	LOT I				SANTALUZ MAINTENANCE ASSOCIATION
286	3031712500	FM14223	LOT 102				SANTALUZ MAINTENANCE ASSOCIATION
286	3031721600	FM14223	LOT 100				SANTALUZ MAINTENANCE ASSOCIATION
286	3031722100	PM19077	PAR 2				SANTALUZ MAINTENANCE ASSOCIATION
286	3031733900	FM14768	LOT 99				SANTALUZ MAINTENANCE ASSOCIATION
286	3031734000	FM14768	LOT 115				SANTALUZ MAINTENANCE ASSOCIATION
286	3031734100	FM14768	LOT 116				SANTALUZ MAINTENANCE ASSOCIATION
286	3031760100	FM14223	LOT 122				SANTALUZ MAINTENANCE ASSOCIATION
286	3031760700	FM14223	LOT 120				SANTALUZ MAINTENANCE ASSOCIATION
286	3031760800	FM14223	LOT 121				SANTALUZ MAINTENANCE ASSOCIATION
286	3031800700	FM14276	LOT 116	SF	1	\$44,650	SANTALUZ MAINTENANCE ASSOCIATION
286	3031813200	FM14276	LOT 117				SANTALUZ MAINTENANCE ASSOCIATION
286	3031813300	FM14276	LOT 118				SANTALUZ MAINTENANCE ASSOCIATION
286	3031813400	FM14276	LOT 128				SANTALUZ MAINTENANCE ASSOCIATION
286	3031813500	FM14276	LOT 129				SANTALUZ MAINTENANCE ASSOCIATION
286	3031813600	FM14276	LOT 130				SANTALUZ MAINTENANCE ASSOCIATION
286	3031822900	FM14276	LOT 125				SANTALUZ MAINTENANCE ASSOCIATION
286	3031823100	FM14772	LOT 127	SF	1	\$44,650	SANTALUZ MAINTENANCE ASSOCIATION
286	3031823400	FM14276	LOT 147	SF	1	\$44,650	SANTALUZ MAINTENANCE ASSOCIATION
286	3031823500	FM14276	LOT 149				SANTALUZ MAINTENANCE ASSOCIATION
286	3122901000	FM14720	LOT U	OS	0	\$0	SANTALUZ MAINTENANCE ASSOCIATION

Asmt#	Assessors Parcel No.	SUBDIV or Parcel Map	Lot or Par #	TYPE of DEV.	ESTIMATED NEDUs	ESTIMATED ASSESSMENT	Black Mountain Ranch Owner List
286	3122901200	PM19045	PAR 2				SANTALUZ MAINTENANCE ASSOCIATION
286	3122920700	FM14720	LOT K	OS		\$0	SANTALUZ MAINTENANCE ASSOCIATION
286	3122930100	FM14720	LOT G	OS			SANTALUZ MAINTENANCE ASSOCIATION
286	3122930300	FM14720	LOT L	OS			SANTALUZ MAINTENANCE ASSOCIATION
286	3122930400	FM14720	LOT N	OS			SANTALUZ MAINTENANCE ASSOCIATION
286	3122930500	FM14720	LOT O	OS			SANTALUZ MAINTENANCE ASSOCIATION
286	3122930600	FM14720	LOT P	OS			SANTALUZ MAINTENANCE ASSOCIATION
286	3122930700	FM14720	LOT Q	OS			SANTALUZ MAINTENANCE ASSOCIATION
286	3122930800	FM14720	LOT R	OS			SANTALUZ MAINTENANCE ASSOCIATION
286	3122930900	FM14720	LOT S	OS			SANTALUZ MAINTENANCE ASSOCIATION
286	3122931000	FM14720	LOT 10	OS			SANTALUZ MAINTENANCE ASSOCIATION
287	3032110100	FM14438	LOT 140	OS	1.63	\$0	WESTERN PACIFIC HOUSING-BLACK M
287	3032110200	FM14438	LOT 141		23.65	\$0	WESTERN PACIFIC HOUSING-BLACK M
288	3032204000	FM14437	LOT M	OS	0	\$0	PULTE HOME CORPORATION
288	3032204100	FM14437	LOT N	OS	0	\$0	PULTE HOME CORPORATION
288	3032204200	FM14437	LOT O	OS	0	\$0	PULTE HOME CORPORATION
288	3032212800	FM14437	LOT P	SF	1	\$44,650	PULTE HOME CORPORATION

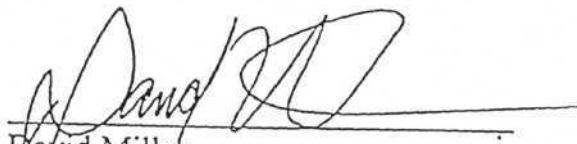
RESOLUTION NUMBER R- 301131

ADOPTED ON DEC 06 2005

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO DESIGNATING AN AREA OF BENEFIT IN BLACK MOUNTAIN RANCH AND THE BOUNDARIES THEREOF, CONFIRMING THE DESCRIPTION OF PUBLIC FACILITIES PROJECTS, THE COMMUNITY FINANCING PLAN AND CAPITAL IMPROVEMENT PROGRAM WITH RESPECT TO PUBLIC FACILITIES PROJECTS, THE METHOD FOR APPORTIONING THE COSTS OF THE PUBLIC FACILITIES PROJECTS AMONG THE PARCELS WITHIN THE AREA OF BENEFIT AND THE AMOUNT OF THE FACILITIES BENEFIT ASSESSMENTS CHARGED TO EACH SUCH PARCEL, THE BASIS AND METHODOLOGY FOR ASSESSING AND LEVYING DISCRETIONARY AUTOMATIC ANNUAL INCREASES IN FACILITIES BENEFIT ASSESSMENTS, AND PROCEEDINGS THERETO, AND ORDERING OF PROPOSED PUBLIC FACILITIES PROJECT IN THE MATTER OF BLACK MOUNTAIN RANCH FACILITIES BENEFIT ASSESSMENT AREA.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By

  
David Miller  
Deputy City Attorney



## Facilities Benefit Assessment Schedule

FY	\$/SFDU	\$/MFDU	\$/Hotel Rm	\$/C KSF	\$/Golf	\$Instit AC	\$/EC KSF	\$/Off KSF
2005	\$32,448	\$22,714	\$14,860	\$10,741	\$1,309,640	\$107,397	\$5,589	\$8,163
2006	\$44,650	\$31,255	\$20,447	\$14,780	\$1,802,127	\$147,783	\$7,691	\$11,233
2007	\$47,776	\$33,443	\$21,879	\$15,814	\$1,928,296	\$158,130	\$8,229	\$12,020
2008	\$49,687	\$34,781	\$22,754	\$16,447	\$2,005,426	\$164,455	\$8,558	\$12,500
2009	\$51,674	\$36,172	\$23,664	\$17,705	\$2,085,624	\$171,031	\$8,900	\$13,000
2010	\$53,741	\$37,619	\$24,611	\$17,789	\$2,169,050	\$177,873	\$9,256	\$13,520
2011	\$55,891	\$39,124	\$25,595	\$18,501	\$2,255,827	\$184,989	\$9,627	\$14,061
2012	\$58,127	\$40,689	\$26,619	\$19,241	\$2,346,074	\$192,389	\$10,012	\$14,624
2013	\$60,452	\$42,316	\$27,684	\$20,010	\$2,439,914	\$200,085	\$10,412	\$15,209
2014	\$62,870	\$44,009	\$28,791	\$20,810	\$2,537,511	\$208,088	\$10,828	\$15,817